

**122 Main Street
Lashburn, Saskatchewan**

MLS # A2215357



\$199,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	832 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Attached Carport, Gravel Driveway, Off Street, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Lawn		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	Finished, Full		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	R1		
Utilities:	-		

Inclusions: N/A

Welcome to this adorable and affordable starter home nestled in the friendly community of Lashburn, SK. This fully finished bungalow offers 4 bedrooms—2 up and 2 down—making it perfect for a growing family, first-time buyers, or those looking to downsize without compromise. Step inside to find a thoughtfully updated interior featuring new vinyl plank flooring throughout, with cozy carpet in one of the basement bedrooms. The home boasts numerous upgrades, including new windows (2023), a high-efficiency furnace (2019), roof (2018), updated electrical (2018), basement development (2019), and central air conditioning (2020). Safety and peace of mind come standard with all-new smoke detectors and CO2 monitors. Enjoy outdoor living with a private garden area, handy storage shed, and a single detached garage complemented by a convenient attached carport. This move-in ready gem is a great opportunity to own a comfortable, modernized home in a welcoming community. Don't miss out—this is the perfect little home to call your own!