

**3505 45 Avenue
Lloydminster, Saskatchewan**

MLS # A2234633



\$324,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	991 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Lawn, Rect		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Super Saskatchewan Starter! Here's an excellent value you should definitely take a look at! Situated on a large corner lot and located close to schools and parks make this an ideal choice. This home has a private yard with lots of trees. The attached 2 car garage is difficult to find in this price range so that's another big plus. Step inside and you'll notice most of the house has been re-painted and the whole house has been professionally cleaned up and down. The large living room is complimented by big windows and the kitchen has nice sized windows so if you like sunshine, you'll love this house. The two bedrooms upstairs give you great views of the backyard and there's a 4 piece bath upstairs as well. Downstairs features a real big family room with easy care laminate and lots of windows. Two more large bedrooms and a 3 piece bath finish off the basement. All this and you can have a quick possession! Make sure to check out the 3D tour!