## 5608 49 Avenue
## Lloydminster, Saskatchewan

## MLS # A2260533



# $239,900

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| **Division:** | North Lloydminster |
| **Type:** | Residential/House |
| **Style:** | Bungalow |
| **Size:** | 890 sq.ft. |
| **Age:** | 1956 (69 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 2 |
| **Garage:** | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Hea |
| **Lot Size:** | 0.18 Acre |
| **Lot Feat:** | Back Lane, Back Yard, Landscaped, Private, Street Lighting |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | R4 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Vinyl Windows | | |

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| **Inclusions:** | N/A |

Come check out this charming updated home! Very functional floorplan with large living room and dining area featuring large bright windows, new vinyl plank flooring and updated lighting. The kitchen has seen a complete overhaul with new cabinetry, gorgeous quartz counters, undermount sink, pantry and updated appliances. One large bedroom on the main floor and a nice & bright sitting area at the back of the home overlooking the back yard. Speaking of the yard...It's huge! Sitting on a lot and a half with underground sprinklers, fully fenced and a large 20x36 heated garage. The basement is finished with a full bathroom, lots of storage and 2 gigantic bedrooms. One of the bedrooms boasts large double closets and the other bedroom has endless options! It can be a bedroom, family room or even a suite! Yup this space is plumbed for a full kitchen and the basement can be its own self-contained suite if you're looking for an investment opportunity or just someone else to pay your mortgage while you live comfortably upstairs. New furnace, windows, eves and central air conditioning! All this at an affordable price point!