

2808 45 Avenue
Lloydminster, Saskatchewan

MLS # A2205752



\$259,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Vinyl Windows		

Inclusions: none

Check out this great Bungalow on the sask side this home features 3 bedrooms and 2 bathrooms as you step inside this home you are greeted with a large family room with big windows with lots of natural light with a dining room and functional kitchen which includes all the appliances this home also has newer windows and flooring, down the hallway you will find main floor laundry with 2 bedrooms and a bathroom . Downstairs is a bedroom , bathroom and large family room and potential for a 4th bedroom if needed. Outside is a paved driveway with lots of parking and a heated 20x24 garage with a fenced yard and a walking path between the North side of the house and the neighbor. Across the street is the park to Winston Elementary School. Come and have a look