

**122 Main Street  
Lashburn, Saskatchewan**

**MLS # A2215357**



**\$199,999**

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

**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!