

**21 1 Street W
Neilburg, Saskatchewan**

MLS # A2274600



\$124,900

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 726 sq.ft. | Age: | 1945 (81 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, Single Garage Attached | | |
| Lot Size: | 0.28 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|--------------------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Concrete, Laminate, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Storage, Sump Pump(s), Vinyl Windows | | |

Inclusions: SHED

Welcome to this well kept 2 bedroom, 2 bath home located in the quiet community of Neilburg Sask, just 45 minutes from Lloydminster. Situated on doubled fenced lot (100X120) This property offers plenty of outdoor space and great privacy. Enjoy sitting out on the 12x16 deck. The home features many important updates , including newer windows, siding, fencing, updated electrical to 100 amp service. Both Bathrooms have been fully renovated, providing a fresh and modern feel. An attached single garage adds convenience and the 1945 character gives the home charm with the benefit of modern improvements. A solid starter home or investment property in a welcoming small-town setting . 24 Hour notice required for all showings .