

**120A 4 Street E  
Lashburn, Saskatchewan****MLS # A2276824****\$185,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

New shingles fall of 2025. New hot water Heater January 01st, 2026. This one level Lashburn semi-detached bungalow offers 2-spacious bedrooms, 2-bathrooms, a double heated attached garage and a great location close to the schools, shopping and the golf course. The floor plan is open and spacious with vaulted ceilings. The property offers a large covered deck, a shed for outdoor storage and ample outdoor space for gardening or entertaining. Plus room to park an RV. If you are looking for an affordable property with easy access to Highway 16 and only 20 minutes from Lloydminster, this may be the property for you. Call to view this Lashburn home!