4715 40 Street
Lloydminster, Saskatchewan

MLS # A2277734

$149,900

Division:	Larsen Grove
Type:	Residential/House
Style:	Bungalow
Size:	672 sq.ft.
Age:	1955 (71 yrs old)
Beds:	3
Baths:	1
Garage:	Double Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot

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

Inclusions:	N/A

This 1955 bungalow is located on the Saskatchewan side of Lloydminster close to shopping, the Jack Kemp Community School, Glendale Park, and the dog park. The home boasts a functional family layout with an eat-in kitchen, living room, 2 bedrooms, and a 4-pc bathroom on the main level. The basement doubles the living space and features a family room, bedroom, laundry with non-private 2-pc bath, and storage. Lots of expensive updates have already been done! The home has vinyl windows and vinyl siding. The shingles were new in 2022, and the furnace was replaced in 2021. There is back-alley access to this property. The back yard is fenced and has a 14 ft X 10 ft shed with power. There is also a 24 ft X 24 ft double detached garage with one vehicle door. The garage is in need of repair. Call to view this terrific property!