

**4717 38 Street
Lloydminster, Saskatchewan****MLS # A2284584****\$289,900**

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,000 sq.ft.	Age:	1963 (63 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Crown Molding, Pantry, Storage, Vinyl Windows

Water: -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** LDR**Utilities:** -**Inclusions:** N/A

This well-maintained bungalow is an excellent opportunity for first-time buyers or investors. Pride of ownership shows throughout this second-owner home, featuring numerous updates including new upstairs windows, front and back doors, a high-efficiency furnace (2023), updated water heater, and vinyl siding with added insulation for improved efficiency. The main floor offers a functional layout with crown mouldings, a bright living area, formal dining space, and a kitchen complete with a spacious pantry and practical workflow. Two generously sized bedrooms and a full bathroom complete the main level. The fully finished basement adds valuable living space with two additional bedrooms, a second bathroom, family room, laundry area, and plenty of storage. Outside, you'll find a fully fenced yard and a 24' x 16' detached garage with a concrete floor. Ideally located across from green space and just steps from Jack Kemp School, this property combines comfort, updates, and convenience in one great package.