

**4702 39 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2215802**



**\$309,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Rear Drive, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

You have found the property that works for your growing family! A Bi-Level 5 bedrooms and 2 bathrooms, single detached garage, a parking for your RV (east side fenced is gated). As you enter the main door leads you up to the main floor featuring the Living room with hardwood and tile flooring, the kitchen and dining room, Master bedroom with walk in closet comes with laundry chute that goes down to the laundry room, another 2 good size bedrooms and your 4-piece bathroom. The fully finished basement welcomes you with a large family room, a 3-piece bathroom, and 2 additional bedrooms, the laundry room with two sink and a laundry folding table as well, a storage, and the utility room. In the backyard you have your deck with a slide for the kids and a roof cover for your BBQ, backyard is fully fenced and 2 cherry trees, a nice enclosure to store your garbage bin located on east side of the house. The singled detached garage needs some TLC, still works and its off-street access along 47 Avenue. It is a walking distance to Jack Kemp school, a park, short distance to the Lloydminster Hospital and easy access to all amenities.