



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**2620 46 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2249428**



**\$245,000**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,008 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	Cable, Electricity, Natural Gas, Garbage Collection, Se
<b>Features:</b>	Laminate Counters, No Smoking Home, Wood Windows		

**Inclusions:** HOME AS IS - AS VIEWED

This 4 level split is located on the Saskatchewan side of Lloydminster. Location Location Location!!! this home is located near schools and on a quiet crescent. Perfect home for the handy person! It has loads of potential and perfect for a first time home owner. The kitchen dining area has a single door pantry and garden doors, closet and side door. The Laundry is located on the 2nd level next to the 4 piece bath. The single attached garage is a definite bonus... Shelving is included. The storage and furnace room and located on the lower level. All appliances are in as is condition. No Real Property Report. Buyer to purchase title insurance. No Property Condition Disclosure - home was rented. The home is sold as is.