4813 46 Street
Lloydminster, Saskatchewan

MLS # A2225152

$219,777

Division:	Central Business District
Type:	Residential/House
Style:	Bungalow
Size:	962 sq.ft.
Age:	1960 (65 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Alley Access, Single Garage Detached
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot

Heating:	Floor Furnace, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Concrete, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Concrete, Stucco, Wood Frame	**Zoning:**	DC1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Storage		

Inclusions:	N/A

Welcome to this well-maintained three-bedroom bungalow located on the Saskatchewan side of Lloydminster. Perfect for first-time buyers or downsizers, this home offers both comfort and convenience in a quiet, established neighborhood. Featuring laminate flooring throughout the main level, the home boasts a warm and inviting character. Enjoy the ease of main floor laundry and the bonus of all appliances included, making it move-in ready. Situated within walking distance to the downtown core, you’ll have easy access to shops, restaurants, and local amenities. The stucco exterior adds curb appeal, while the single detached garage(14'x22') and back alley access provide practical functionality. Don’t miss this opportunity to own a cozy home in a great location! Check out the 3D virtual tour!