



GRASSROOTS
REALTY GROUP

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**4535 47 Street
Lloydminster, Saskatchewan**

MLS # A2230217



\$259,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	930 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s), Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: NA

Step into charm and comfort with this updated 2-storey character home, perfectly situated on a double corner lot across from a park and just one block from E.S. Laird Middle School. Offering 930 square feet of living space, this 2-bedroom, 1-bathroom home features soaring 14-foot vaulted ceilings, two inviting family rooms, and thoughtful upgrades throughout. Recent improvements include updated flooring, windows, electrical, and a refreshed basement—giving you peace of mind and a fresh, modern feel. Whether you’re relaxing indoors or enjoying the spacious yard, this home has room to grow. Ideal for first-time buyers or a revenue property, the location and layout check all the right boxes.