



GRASSROOTS
REALTY GROUP

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4726 43 Street
Lloydminster, Saskatchewan

MLS # A2239148



\$209,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,132 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Charming Updated Character Home with Modern Touches! This well-maintained character home blends timeless charm with thoughtful modern updates. Featuring 2 bedrooms upstairs, a spacious living room, and a bright kitchen with a dedicated dining area and pantry, this home offers comfortable and functional living throughout. The full kitchen renovation, completed in 2013, includes updated cabinetry, countertops, and appliances—perfect for home chefs and entertainers alike. The main floor also features convenient laundry and a full bathroom. Downstairs, the partially finished basement adds versatility with a cozy family room, a second 2-piece bathroom, and the potential for a third bedroom. The concrete basement floor has been replaced, offering peace of mind for years to come. Extensive recent upgrades include: New shingles on both the house (2013) and garage (2025) Parge and repair of the foundation and front retaining wall New front sidewalk, front step, back step, and patio Custom stone pads for garbage and BBQ storage Leveled boot room with new flooring Rebuilt back wall in the dining room Fresh trim work throughout, including laminate stair nosing Custom door on secondary bedrooms New baseboard heater in the primary bedroom Enjoy the large yard with room to relax, garden, or play, along with a single detached garage for parking or extra storage. Located close to schools, parks, and shopping, this property is a fantastic opportunity for families, first-time buyers, or anyone looking for a move-in ready home with character and upgrades already done. Note - while the basement is extra living space the ceiling height is only 6'6". Don't miss your chance to make this charming home yours—schedule a showing today!

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