



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4820 48 Street
Lloydminster, Saskatchewan

MLS # A2240208



\$249,900

Division:	Central Business District		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,193 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	DC1
Foundation:	Block	Utilities:	-
Features:	Storage		

Inclusions: N/A

Looking for an affordable, move-in ready home with bonus features? This beautifully updated 1,200 sq. ft. property offers modern comfort, classic charm, and a double detached garage—all at a great price point. Extensive updates over the years include newer windows, shingles, furnace, siding, doors, and upgraded insulation—bringing peace of mind and year-round efficiency. Inside, you’ll love the freshly painted interior, refreshed kitchen cabinetry, and new appliances. The home features three generously sized bedrooms, including a loft-style primary suite with an attached den—perfect as a home office, yoga space, or a massive walk-in closet. The basement offers ample storage and a dedicated laundry area. Enjoy a large, landscaped yard ideal for outdoor relaxation, and take advantage of the convenient location within walking distance to downtown shops and restaurants. This home blends comfort, character, and practicality—don’t miss out!