



GRASSROOTS
REALTY GROUP

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**4605 46 Street
Lloydminster, Saskatchewan**

MLS # A2242714



\$339,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,360 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn		

Heating:	Floor Furnace, Natural Gas
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

PRIDE OF OWNERSHIP! From the moment you step inside, you can feel how well this home has been cared for. Built in 1960, this 1,380 sq. ft. bungalow has been thoughtfully updated over the years while keeping its welcoming charm. The main floor feels bright and open, with a kitchen that's been refreshed and centered around a handy island—perfect for setting out snacks when friends drop by. The dining area has room for a large table and leads right out to a private deck where you can enjoy your morning coffee. The living room's custom oversized windows bring in an abundance of natural light. Three bedrooms are tucked down the hall, along with a full bathroom and a clever shared-access half bath with a vanity near the back entrance. Downstairs is a space that feels ready for anything—movie nights, a playroom or a hobby area—with a huge family room, a large bedroom and an updated three-piece bathroom with direct or shared access. The laundry and utility room is spacious with built-in storage to keep everything organized. Step outside and you'll see why this property stands out. The yard is beautifully landscaped with mature trees, a garden area and a new fence giving you both privacy and a sense of calm. There's plenty of off-street parking—room for up to six vehicles—with the 24' x 26' double detached garage (with new shingles and roof work completed in 2025), rear alley access and upgraded concrete driveway and walkway. Recent updates bring peace of mind: a new dishwasher, a new bathroom vanity ready for the upstairs bathroom, new A/C in 2025, and the garage shingles and roof repairs also completed in 2025. The home itself has 30-year shingles installed within the past few years, a high-efficiency furnace, a hot water tank, and 100-amp electrical. This is a home

that’s been well-loved and well-maintained—ready for its new owner!