



GRASSROOTS
REALTY GROUP

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**4631 45 Street
Lloydminster, Saskatchewan**

MLS # A2243993



\$169,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,132 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Located in the heart of downtown Lloydminster, this cute one and a half storey home is full of character with a modern touch. From the moment you walk in, you'll notice the fresh paint, new flooring, and updated kitchen that give this home a bright, clean feel. With three bedrooms and one bathroom, it's the perfect starter home or investment property. This home has a fully fenced backyard and has alley access. If you're looking for something with charm, updates, and a central location — this one's worth a look.