



GRASSROOTS
REALTY GROUP

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

4717 49 Street
Lloydminster, Saskatchewan

MLS # A2261150



\$169,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1926 (99 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: NA

The garage is the standout feature of this home. In this neighbourhood, finding a property with a double detached garage is rare, and this one is worth seeing. Heated, insulated, and versatile, it's an ideal space to work on projects, store vehicles, or create a spot to unwind with friends. The home itself has been fully remodelled and offers two bedrooms and one bathroom, making it a smart choice for first-time buyers or as an investment property. Recent updates include shingles, siding, windows, flooring, fresh paint, and more, giving it a modern and move-in-ready feel. Located just two blocks from the downtown core and surrounded by other beautifully updated homes, this property combines convenience, charm, and value. It's a home you will want to see for yourself.