



GRASSROOTS
REALTY GROUP

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**4624 45 Street
Lloydminster, Saskatchewan**

MLS # A2263527



\$164,900

Division: East Lloydminster

Type: Residential/House

Style: Bungalow

Size: 1,192 sq.ft. **Age:** 1950 (75 yrs old)

Beds: 3 **Baths:** 1

Garage: Single Garage Detached

Lot Size: 0.18 Acre

Lot Feat: Lawn

Heating: Forced Air, Natural Gas

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Partial, Unfinished

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Crown Molding, Granite Counters, Open Floorplan, Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Great opportunity to own a starter home or investment property in Saskatchewan! This cozy home features an open-concept layout with recent upgrades including fresh paint, new fixtures, and updated flooring throughout. Enjoy the comfort of PVC windows and the convenience of a single-car garage. The fenced, private yard offers plenty of space for outdoor living. Why rent when you can own? This home is move-in ready and full of potential.