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4624 45 Street Lloydminster, Saskatchewan

MLS # A2263527



\$164,900

Division:	East Lloydminst	ter				
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	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

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

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.