



GRASSROOTS
REALTY GROUP

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

**4615 50 Street
Lloydminster, Saskatchewan**

MLS # A2264634



\$179,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | East Lloydminster | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 828 sq.ft. | Age: | 1940 (86 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Gravel Driveway, RV Garage, Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Rectangular Lot | | |

| | |
|--------------------|--------------------------|
| Heating: | Forced Air, Natural Gas |
| Floors: | Hardwood, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Crawl Space |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Block |
| Features: | Skylight(s) |

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

Inclusions: n/a

Charming and move-in-ready 2-bedroom home in the heart of Lloydminster! This property features modern finishes throughout, with bright, open living spaces and updated tones that create a warm, welcoming feel. The kitchen offers refreshed cabinets, stylish countertops, and all appliances included. The bathroom has been tastefully updated with contemporary fixtures. Additional upgrades include a newer hot water tank, updated fencing, and a composite deck perfect for relaxing or entertaining. Enjoy the convenience of a single detached garage and alley access. Ideal for first-time buyers or those looking to downsize. A true gem that's been well cared for. 3D Virtual Tour Available!