



4726 43 Street
Lloydminster, Saskatchewan

MLS # A2290612



\$209,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,166 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

This well kept home blends classic character with thoughtful modern upgrades. Featuring 2 bedrooms up, a spacious living room, and a bright kitchen with dining area and pantry, the layout is both functional and inviting. The main floor also includes a full bathroom and convenient laundry. The partially finished basement offers extra living space with a cozy family room, a 2-piece bathroom, and further development options. Recent improvements throughout the home include an updated kitchen, shingles, foundation work, new steps and patio, refreshed trim, flooring updates, and more—giving you peace of mind and move-in ready comfort. Outside, enjoy a large yard with plenty of space to relax, plus a single detached garage for added convenience. Located close to schools, parks, and shopping, this home is a great fit for first-time buyers, families, or anyone looking for value with character.