



**4535 47 Street
Lloydminster, Saskatchewan**

MLS # A2291575



\$257,500

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	930 sq.ft.	Age:	1951 (75 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Rectangular L		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	N/A		

Make your move! This charming character home has been professionally renovated inside and out since 2019. Including internal weeping tile and sump, vinyl siding, roof and shingles, windows, exterior doors, hot water tank, waterproof laminate flooring, interior doors and trim, kitchen and bathroom renovations, electrical throughout the home with a new panel and light fixtures. This is a unique property located on a double, corner lot (69x122 feet) with a rear alley and included storage shed – there is a TON of potential and space here for your future garage or quiet and private, dream yard with direct neighbours limited to one! Across the street to the west is lovey Miner Park and the location is quiet but central enough to be in close proximity to all services and amenities. Inside you are welcomed to a supersized foyer or boot room with endless potential to be set up for your storage needs. Upon entering the open concept, living and dining space of the home you find dramatic 14 foot vaulted ceilings adding a sense of grandeur with bright natural light from a glass block feature window. The renovated kitchen is tucked away and private from the dining area with included appliances and a view overlooking the yard and park. A spacious four piece bath with room for extra storage completes this level. The second level staircase combines functionality with an aesthetic focal point and upstairs there is the primary bedroom with plenty of storage and also that west view of the park from the second level. On your way downstairs to the basement you find the back door access with a rear foyer (electrified on a sensor but not heated). This entry way could be easily separated for extended family or a roommate to have a bit of extra privacy. The basement is currently a family room, bedroom and laundry/utility area but there are egress windows in the basement and there would be

room for a third bedroom if a buyer requires this. There are also new ceiling tiles in the basement, there is a sump pump and the furnace is older but was rebuilt in the late 90s and has had no issues. Immediate possession is available, schedule a viewing today and see how well this property could work as your new home!