



**4627 46 Street
Lloydminster, Saskatchewan**

MLS # A2298816



\$276,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,070 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Few Trees, Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Great opportunity to own this bi-level home featuring a functional layout and plenty of potential. The main floor offers a bright living space with two bedrooms and a full 4-piece bathroom. The lower level includes a spacious family room, an additional bedroom, a 3-piece bathroom, and a dedicated laundry area. Outside, you'll find a double detached garage, providing ample parking and storage space. This property is being sold as is, where is, making it an excellent option for investors, first-time buyers, or those looking to add their personal touch.