



**4726 49 Street  
Lloydminster, Saskatchewan**

**MLS # A2301773**



**\$179,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	1943 (83 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Window Coverings

Welcome to this cozy and inviting home, perfectly suited for investors, first-time buyers, downsizers, or anyone looking for comfort in a family-friendly community. Featuring 2 spacious bedrooms and 1 well-appointed bathroom, this home offers a functional layout with room to make it your own. The primary bedroom is a true retreat, complete with a walk-in closet providing ample storage and convenience. Downstairs, you'll find plenty of additional storage space in the basement—perfect for keeping everything organized. Step outside to enjoy your private backyard, ideal for relaxing, entertaining, or letting kids and pets play. The detached single-car garage adds extra value and practicality. Located in a welcoming and diverse neighbourhood, this home is just steps away from schools, making it a great choice for small families.