



**4504 49 Street
Lloydminster, Saskatchewan**

MLS # A2305128



\$369,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,811 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Rear Drive, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

This fully renovated home is ideal for first-time homebuyers or families seeking to downsize. It is move-in ready and designed for immediate enjoyment. Upon entering the main door, you are greeted by a bright and inviting sunroom that offers a welcoming atmosphere. The main floor features the living room and it can be a big dining area, the newly remodeled kitchen with a kitchen island and a walk-in pantry, beautiful cabinetry, gas stove with range hood (stove can easily switch into electric stove if you wish), next to it is the master bedroom complete with 4 piece ensuite, 3 additional good size bedrooms, 3 piece bathroom, a family room and the dining room. In the upper level is very flexible room that you can turn it into an office with a bedroom or you can use it as a bedroom with a large walk-in closet. In the fully finished basement, you have a space for an office or a fitness room, a nice laundry area with sink and a storage room. Stepping outside from the family room a slide door access to your deck to enjoy the hot summer days with fully fenced yard, lots of space for your kids and pets to play, a single detached garage with new manual door, a shed and some shrubs and few trees. This home is on a corner double lot, Lot 20-21. It is a carpet/smoke free home, new shingles, doors, vinyl windows, vinyl flooring throughout, new stove, and all the works are all done for you to enjoy!