

**4813 46 Street
Lloydminster, Saskatchewan**

MLS # A2225152



\$209,777

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1960 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Carpet, Concrete, Laminate

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC1

Utilities: -

Inclusions: N/A

Welcome to this well-maintained three-bedroom bungalow located on the Saskatchewan side of Lloydminster. Perfect for first-time buyers or downsizers, this home offers both comfort and convenience in a quiet, established neighborhood. Featuring laminate flooring throughout the main level, the home boasts a warm and inviting character. Enjoy the ease of main floor laundry and the bonus of all appliances included, making it move-in ready. Situated within walking distance to the downtown core, you'll have easy access to shops, restaurants, and local amenities. The stucco exterior adds curb appeal, while the single detached garage(14'x22') and back alley access provide practical functionality. Don't miss this opportunity to own a cozy home in a great location! Check out the 3D virtual tour!