

**4820 48 Street
Lloydminster, Saskatchewan****MLS # A2240208****\$249,900**

Division:	Central Business District		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,193 sq.ft.	Age:	1940 (85 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Concrete, Laminate**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Vinyl Siding**Foundation:** Block**Features:** Storage**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** DC1**Utilities:** -**Inclusions:** N/A

Looking for an affordable, move-in ready home with bonus features? This beautifully updated 1,200 sq. ft. property offers modern comfort, classic charm, and a double detached garage—all at a great price point. Extensive updates over the years include newer windows, shingles, furnace, siding, doors, and upgraded insulation—bringing peace of mind and year-round efficiency. Inside, you’ll love the freshly painted interior, refreshed kitchen cabinetry, and new appliances. The home features three generously sized bedrooms, including a loft-style primary suite with an attached den—perfect as a home office, yoga space, or a massive walk-in closet. The basement offers ample storage and a dedicated laundry area. Enjoy a large, landscaped yard ideal for outdoor relaxation, and take advantage of the convenient location within walking distance to downtown shops and restaurants. This home blends comfort, character, and practicality—don’t miss out!