

# \$209,777 - 4813 46 Street, Lloydminster

MLS® #A2225152

**\$209,777**

3 Bedroom, 2.00 Bathroom, 962 sqft

Residential on 0.14 Acres

Central Business District, Lloydminster, Saskatchewan

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, youâ€™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. Donâ€™t miss this opportunity to own a cozy home in a great location! Check out the 3D virtual tour!

Built in 1960

## Essential Information

MLS® #	A2225152
Price	\$209,777
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	962



Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4813 46 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0J6

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Ceiling Fan(s), Storage
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	76
Zoning	DC1

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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