

\$339,900 - 4711 48 Street, Lloydminster

MLS® #A2261062

\$339,900

4 Bedroom, 3.00 Bathroom, 1,068 sqft

Residential on 0.09 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Unique opportunity to own a home that was built to comply with safety code for a regulation basement

suite. This home has fire rated doors between floors, fire rated drywall on the ceilings and a separate

heating system from the main floor and basement. The basement is in floor heat and the main floor is

forced air heat. There is separate access if desired with a rear door leading to the basement (and main floor if desired) and a front door which will only access the main floor. What an opportunity for those

looking to own their own property while having a large portion of the expense of ownership paid for by

a downstairs tenant. This newer home, built in 2014 can also work really well as a single family home if

a buyer wanted to buy this home and utilize the entire developed space for their own needs- great

flexibility and opportunity in whatever your goals are. This home has 2 bedrooms upstairs and 2

bathrooms up, and 2 bedrooms downstairs with one bathroom in the basement- you will be impressed

with how well this home shows. it has been well cared for and represents the best value in a newer



home of its kind in Lloydminster.

Built in 2014

Essential Information

MLS® #	A2261062
Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,068
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4711 48 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0K4

Amenities

Parking Spaces	3
Parking	Parking Pad, Gravel Driveway

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 30th, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES
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