

4717 49 Street  
Lloydminster, Saskatchewan

MLS # A2261150



**\$169,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	836 sq.ft.	<b>Age:</b>	1926 (99 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

The garage is the standout feature of this home. In this neighbourhood, finding a property with a double detached garage is rare, and this one is worth seeing. Heated, insulated, and versatile, it's an ideal space to work on projects, store vehicles, or create a spot to unwind with friends. The home itself has been fully remodelled and offers two bedrooms and one bathroom, making it a smart choice for first-time buyers or as an investment property. Recent updates include shingles, siding, windows, flooring, fresh paint, and more, giving it a modern and move-in-ready feel. Located just two blocks from the downtown core and surrounded by other beautifully updated homes, this property combines convenience, charm, and value. It's a home you will want to see for yourself.