

4801 46 Street  
Lloydminster, Saskatchewan

MLS # A2263520



# \$148,900

|                  |                                                     |               |                    |
|------------------|-----------------------------------------------------|---------------|--------------------|
| <b>Division:</b> | Central Business District                           |               |                    |
| <b>Type:</b>     | Residential/House                                   |               |                    |
| <b>Style:</b>    | Bungalow                                            |               |                    |
| <b>Size:</b>     | 1,076 sq.ft.                                        | <b>Age:</b>   | 1923 (102 yrs old) |
| <b>Beds:</b>     | 3                                                   | <b>Baths:</b> | 1                  |
| <b>Garage:</b>   | Single Garage Detached                              |               |                    |
| <b>Lot Size:</b> | 0.18 Acre                                           |               |                    |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Rectangular Lot, Treed |               |                    |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Metal                      | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full, Unfinished           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stucco, Wood Frame         | <b>Zoning:</b>    | DC1 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | See Remarks                |                   |     |

**Inclusions:** N/A

Great investment property opportunity awaits. This 3 bedroom house is situated on a double corner lot. The home is 1,070 SF with an unfinished basement for future development and rental potential. Some of the newer updates are a metal roof, flooring, and furnace. A large yard backed onto alley access is super convenient, as well as a single detached garage for extra parking and storage. A large kitchen/dining room provides plenty of space for all. Some of the unique features of the home are the beautiful hardwood floors in the oversized living room and the main floor laundry. A well cared for older home in a quiet location.