

**4624 45 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2263527**



**\$164,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1950 (75 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>	Lawn		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Partial

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Crown Molding, Granite Counters, Open Floorplan, Soaking Tub

**Inclusions:** N/A

Great opportunity to own a starter home or investment property in Saskatchewan! This cozy home features an open-concept layout with recent upgrades including fresh paint, new fixtures, and updated flooring throughout. Enjoy the comfort of PVC windows and the convenience of a single-car garage. The fenced, private yard offers plenty of space for outdoor living. Why rent when you can own? This home is move-in ready and full of potential.