

# \$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, you'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. Don'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 | Storage, Ceiling Fan(s)                |
| Appliances        | Refrigerator, Stove(s), Washer/Dryer   |
| Heating           | Floor Furnace, Forced Air, Natural Gas |
| Cooling           | None                                   |
| Has Basement      | Yes                                    |
| Basement          | Full, Partially Finished               |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 84             |
| Zoning         | DC1            |

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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