

# \$149,900 - 4801 46 Street, Lloydminster

MLS® #A2172344

**\$149,900**

3 Bedroom, 1.00 Bathroom, 1,076 sqft  
Residential on 0.18 Acres

Central Business District, Lloydminster,  
Saskatchewan

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.

Built in 1923

## Essential Information

MLS® #	A2172344
Price	\$149,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,076
Acres	0.18
Year Built	1923
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

## Community Information

Address 4801 46 Street  
Subdivision Central Business District  
City Lloydminster  
County Lloydminster  
Province Saskatchewan  
Postal Code S9V 0J6

## Amenities

Parking Spaces 2  
Parking Single Garage Detached  
# of Garages 1

## Interior

Interior Features See Remarks  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features None  
Lot Description Back Yard, Front Yard, Lawn, Rectangular Lot, Treed  
Roof Metal  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed October 10th, 2024  
Days on Market 196  
Zoning DC1

## Listing Details

Listing Office MUSGRAVE AGENCIES

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