

# \$219,777 - 4813 46 Street, Lloydminster

MLS® #A2225152

**\$219,777**

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, youâ€™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. Donâ€™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          | \$219,777 |
| 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 | Ceiling Fan(s), Storage                |
| 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      | Concrete, Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 41             |
| Zoning         | DC1            |

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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