

# \$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	298
Zoning	DC1

## Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.