



**4813 46 Street
Lloydminster, Saskatchewan**

MLS # A2291566



\$235,000

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome Home! Here you find a solid, nicely maintained three bedroom bungalow with a NEW FURNANCE (with A/C coil) and a NEW HOT WATER TANK, laminate flooring and a main bathroom refresh with a tasteful, tile tub surround are some updates to mention. A functional floorplan with a spacious living room offering possibilities for many furniture arrangements. The eat-in kitchen gets good natural light from the south facing window and features tile wainscoting, plenty of cabinetry and counter space and included appliances. The rear foyer is a supersized flexible space leaving plenty of room for coat and boot storage but also with the BONUS of the option of main floor laundry. This entrance also offers direct access to the basement which could provide for separated, private access for extended family or a roommate. Downstairs is a cozy family room, bedroom, the current laundry location and utility room, unfinished storage (or future bedroom) and a two piece bath. Outside you find charming street presence, a simple landscaped yard, and detached 14x22 garage with rear alley access. This is a quiet, central location providing easy access to services, shopping, restaurants and amenities. A quick possession date is available. Make your move!