



4627 46 Street  
Lloydminster, Saskatchewan

MLS # A2298816



**\$276,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,070 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** LDR

**Utilities:** -

**Inclusions:** N/A

Great opportunity to own this bi-level home featuring a functional layout and plenty of potential. The main floor offers a bright living space with two bedrooms and a full 4-piece bathroom. The lower level includes a spacious family room, an additional bedroom, a 3-piece bathroom, and a dedicated laundry area. Outside, you'll find a double detached garage, providing ample parking and storage space. This property is being sold as is, where is, making it an excellent option for investors, first-time buyers, or those looking to add their personal touch.