



4726 49 Street
Lloydminster, Saskatchewan

MLS # A2301773



\$169,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	804 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

Welcome to this cozy and inviting home, perfectly suited for investors, first-time buyers, downsizers, or anyone looking for comfort in a family-friendly community. Featuring 2 spacious bedrooms and 1 well-appointed bathroom, this home offers a functional layout with room to make it your own. The primary bedroom is a true retreat, complete with a walk-in closet providing ample storage and convenience. Downstairs, you'll find plenty of additional storage space in the basement—perfect for keeping everything organized. Step outside to enjoy your private backyard, ideal for relaxing, entertaining, or letting kids and pets play. The detached single-car garage adds extra value and practicality. Located in a welcoming and diverse neighbourhood, this home is just steps away from schools, making it a great choice for small families.