



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4707 41 Street
Lloydminster, Saskatchewan

MLS # A2306033



\$259,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bungalow		
Size:	967 sq.ft.	Age:	1959 (67 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: NA

Opportunity knocks with this affordable property on the Saskatchewan side of Lloydminster—perfect for investors, flippers, or first-time buyers looking to build equity! Situated on a generous oversized lot just under 1,000 sq. ft., this home offers plenty of space and potential. The property features a double detached garage, back alley access, and ample parking—ideal for multiple vehicles, tenants, or future development. Inside, the home has been modified to a spacious two-bedroom layout but can easily be converted back to a three-bedroom configuration to maximize value. The main floor includes a bright living room, a dedicated dining area, and a functional kitchen ready for your personal touch. The partially finished basement offers even more upside, with large windows and a separate entrance—making it a strong candidate for a future suite and added rental income. Location is a standout feature: directly across from a park, steps from a dog park, and just a few blocks from Jack Kemp School. This is a convenient, family-friendly neighborhood with strong appeal for both homeowners and tenants. Whether you’re looking for your next flip, a revenue property, or an affordable entry into homeownership, this property delivers serious potential at a price point that’s hard to find.