



4616 45 Street
Lloydminster, Saskatchewan

MLS # A2322068



\$339,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,020 sq.ft.	Age:	1961 (65 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Insulated, Single Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Looking for room to grow? Located in the Lloydminster East neighbourhood, this spacious 2,020 sq. ft. bungalow offers plenty of possibilities with five bedrooms, three bathrooms, an attached garage, main-floor laundry, a wood-burning fireplace, and a large primary suite with its own ensuite. This property is ideal for a growing family, multi-generational living, or buyers seeking extra space for hobbies, home offices, or guests. The fully developed basement provides additional living space with a large family room, office, bedrooms, bathroom with laundry, and cabinetry with sink and appliance connections, offering flexibility for extended family and a variety of uses. Recent updates include shingles in 2026, an updated furnace, and a 2019 hot water tank. Situated on a large, fenced lot with alley access, a deck, a shed, and an attached garage, this home is conveniently located near schools, parks, shopping, and other amenities. Offering ample square footage, storage, and the opportunity to add your own finishing touches, this property presents excellent value for families, first-time buyers, investors, and those looking for a home with room to grow and build equity. 3D Virtual tour available!