



4825 45 Street  
Lloydminster, Saskatchewan

MLS # A2322069



**\$149,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,149 sq.ft.	<b>Age:</b>	1928 (98 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Gravel Driveway, None		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC1
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Looking for a project with character and room to build equity? This 1,149 sq. ft. home sits on a large lot with alley access and is zoned NC (Neighbourhood Commercial), offering a variety of possibilities for future use. With three bedrooms, two bathrooms, a full basement, and a separate basement entry, there is plenty of space and flexibility. This property requires updating and is being offered as an opportunity for investors, renovators, or buyers with vision. An updated furnace, rear alley access, and double gravel parking at the back add value, while the location provides easy access to downtown amenities. Bring your ideas and restore the charm of this character-filled property as you explore the possibilities.