



**4717 49 Street
Lloydminster, Saskatchewan**

MLS # A2326573



\$199,000

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	836 sq.ft.	Age:	1926 (100 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Block	Utilities:	-
Features:	See Remarks		

Inclusions: none

In a busy market, the homes with standout features are the ones buyers remember, and this one has a feature that is tough to find in this neighbourhood. The double detached garage is the real highlight here. Heated, insulated, and incredibly versatile, it gives you the kind of space buyers are always asking for but rarely find in this area. Whether you need room for vehicles, storage, tools, weekend projects, hobbies, or a place to kick back with friends, this garage delivers. The home itself has been fully remodelled and offers a clean, modern, move-in-ready feel. With 2 bedrooms and 1 bathroom, it's a great fit for first-time buyers, downsizers, or investors looking for a property with strong value and practical updates already completed. Recent improvements include shingles, siding, windows, flooring, fresh paint, and more giving you peace of mind and a fresh look from the moment you arrive. Located just two blocks from the downtown core and surrounded by other beautifully updated homes, this property offers convenience, character, and a rare garage setup that truly sets it apart. If you've been waiting for an affordable home with updates already done and a garage that actually stands out, this is one you'll want to see. (Photos we're taken before the tenant moved in)