



GRASSROOTS
REALTY GROUP

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4802 46 Street
Lloydminster, Saskatchewan

MLS # A2329464



\$214,900

Division:	Central Business District		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 400
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	None	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Enjoy the ease of low-maintenance living in this well-maintained attached bungalow on the Saskatchewan side of Lloydminster. Whether you're a first-time home buyer, investor, or looking to simplify your lifestyle, this property offers exceptional value and peace of mind. The functional open-concept floor plan features an L-shaped living and dining area that flows seamlessly into the practical kitchen, creating a bright and welcoming space for everyday living and entertaining. The home also offers two spacious bedrooms, providing comfortable accommodations for homeowners, guests, or tenants. All appliances are included, including the newer washer and dryer, making this a true move-in-ready opportunity. A dedicated mudroom/laundry room provides direct access to your single bay in the shared heated garage, offering added convenience and comfort year-round. Ownership is easy with reasonable condo fees that cover water, natural gas, lawn care, and snow removal, helping keep monthly expenses predictable. Adding even more confidence, a full home inspection was completed less than a year ago, and the report is available for interested buyers to review. With no age restrictions, small pets permitted, and a convenient, low-maintenance lifestyle, this property offers flexibility for a wide range of buyers. Don't miss this affordable opportunity to own a comfortable, worry-free home in a desirable Lloydminster location.