



GRASSROOTS
REALTY GROUP

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4821 48 Street
Lloydminster, Saskatchewan

MLS # A2331481



\$297,500

Division:	Central Business District		
Type:	Residential/House		
Style:	Bi-Level		
Size:	930 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	NC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

This well-maintained home has seen numerous improvements on the main floor, including new flooring, fresh paint, vinyl windows, updated countertops, a new tub surround, toilet, sink, and faucets. The bright and spacious main floor features a generous kitchen and dining area with an abundance of upper and lower cabinetry, providing plenty of storage. A large opening between the dining area and living room creates an open, inviting feel, while the oversized living room windows fill both spaces with natural light. Two good-sized bedrooms and a beautifully updated 4-piece bathroom with convenient main-floor laundry complete this level. The partially developed basement offers two large bedrooms with new flooring and fresh paint, an updated 3-piece bathroom featuring new flooring, paint, vanity, mirror, and lighting, a comfortable family room, and additional storage space under the stairs. Outside, you'll appreciate the fully fenced backyard and the impressive 24' x 24' detached heated garage, complete with a new window, new man door, garage door opener, and remote control. Back alley access provides added convenience. Ideally located close to schools, shopping, parks, and other amenities, this neat, clean, and move-in-ready home is truly a pleasure to show. Immediate possession is available. This version flows more naturally, highlights the upgrades, and uses language that works well for an MLS listing or real estate marketing.