



GRASSROOTS
REALTY GROUP

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4705 49 Street
Lloydminster, Saskatchewan

MLS # A2348233



\$227,000

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	760 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Private, Rectangular		

Heating: Floor Furnace, Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Laminate Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Welcome Home! Here you will find a super cute, Saskatchewan side starter home with tons of updates. Modernized kitchen and bathrooms, vinyl siding, some new flooring, updated electrical panel, newer furnace and hot water tank are a few to mention. The stainless steel kitchen appliances and washer/dryer are included items. The living/diningroom combination is an open concept with room for multiple furnishing arrangements. There is also plenty of storage on the main floor with a pantry and large walk in style closet, two bedrooms overlooking the rear yard and a four piece bath. This is a fully finished home with the bonus of a bedroom with a four-piece ensuite bath in the basement. The basement windows are large providing for good natural light. A supersized laundry room with access to a cold room, understairs storage and a comfy family room finish off this space. Outside is a partially fenced back yard, surrounded by trees, there is an awning covered rear patio for enjoying time outdoors or to keep toys out of the elements. The large storage shed is included, the portable garage is owned by the tenants and will not be included. Photos provided by tenants. NO PHOTOS OR VIDEOS ARE TO BE TAKEN IN THIS PROPERTY. Showings only on weekday evenings, 24 hours notice is required. Possession date must be later than November 2, 2026. Put this one on your must see list for investment or home ownership. Make your move!