



GRASSROOTS
REALTY GROUP

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4813 48 Street
Lloydminster, Alberta

MLS # A2348637



\$229,900

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1949 (77 yrs old)
Beds:	5	Baths:	2
Garage:	Asphalt, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Landscaped, Standard Shaped Lot, Wooded		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	NC
Foundation:	None	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NA

4813 48th Street, Lloydminster, SK A great opportunity for someone looking to get into homeownership while having the option to help offset their monthly costs. This 1,088 sq. ft. bungalow is set on a quiet street and includes a non-conforming basement suite with its own separate entrance, making it an appealing setup for a first-time buyer who wants to live on the main floor and rent the lower level. Both the main floor and basement have their own appliances included, giving you a setup that is ready to work from day one. The full basement is finished, providing plenty of additional living space and flexibility depending on how you choose to use the home. Outside, there's a good-sized fenced yard with room to enjoy the warmer months, whether that means space for kids, pets, gardening or simply having your own backyard. Parking is another practical advantage, with an asphalt driveway plus additional parking at the rear of the property. New shingles in 2024 are an important recent improvement and one less major exterior item for a new owner to worry about. For a buyer trying to make the numbers work on their first home, this property offers something increasingly valuable: a home you can live in while having the potential for rental income from the non-conforming basement suite. A practical property with a good yard, plenty of parking and an opportunity to make homeownership a little more affordable.