

# \$149,900 - 4801 46 Street, Lloydminster

MLS® #A2172344

**\$149,900**

3 Bedroom, 1.00 Bathroom, 1,076 sqft

Residential on 0.18 Acres

Central Business District, Lloydminster, Saskatchewan

Great investment property opportunity awaits. This 3 bedroom house is situated on a double corner lot. The home is 1,070 SF with an unfinished basement for future development and rental potential. Some of the newer updates are a metal roof, flooring, and furnace. A large yard backed onto alley access is super convenient, as well as a single detached garage for extra parking and storage. A large kitchen/dining room provides plenty of space for all. Some of the unique features of the home are the beautiful hardwood floors in the oversized living room and the main floor laundry. A well cared for older home in a quiet location.

Built in 1923

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2172344    |
| Price          | \$149,900   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,076       |
| Acres          | 0.18        |
| Year Built     | 1923        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 4801 46 Street            |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Saskatchewan              |
| Postal Code | S9V 0J6                   |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Full, Unfinished                                 |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | None                                                |
| Lot Description   | Back Yard, Front Yard, Lawn, Rectangular Lot, Treed |
| Roof              | Metal                                               |
| Construction      | Stucco, Wood Frame                                  |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2024 |
| Days on Market | 307                |
| Zoning         | DC1                |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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