

4816 47 Street  
 Lloydminster, Saskatchewan

MLS # A2267398



**\$209,900**

|                  |                                         |               |                   |
|------------------|-----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Central Business District               |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | Bungalow                                |               |                   |
| <b>Size:</b>     | 1,080 sq.ft.                            | <b>Age:</b>   | 1951 (74 yrs old) |
| <b>Beds:</b>     | 3                                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Gravel Driveway |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                               |               |                   |
| <b>Lot Feat:</b> | Lawn, Rectangular Lot, Treed            |               |                   |

|                    |                             |                   |     |
|--------------------|-----------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame    | <b>Zoning:</b>    | DC1 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan, See Remarks |                   |     |

**Inclusions:** N/A

You can be moved into this home and relaxed by the fireplace before Christmas, at a cost per month that is likely less than your current rent. This home has the size you are looking for with 1080 square feet on the main floor with three large bedrooms upstairs. Move in ready, with recent improvements which include newer windows on the main floor. This home has some newer paint, and the bathroom was renovated in the last ten years- this home shows very well in this price range- has a large kitchen and dining area, fenced back yard and a double detached garage. You will appreciate all the potential that exists in this property the moment you walk through the front door.