

4535 47 Street  
Lloydminster, Saskatchewan

MLS # A2230217



**\$259,000**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s), Vinyl Windows		

  

<b>Inclusions:</b>	NA
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Step into charm and comfort with this updated 2-storey character home, perfectly situated on a double corner lot across from a park and just one block from E.S. Laird Middle School. Offering 930 square feet of living space, this 2-bedroom, 1-bathroom home features soaring 14-foot vaulted ceilings, two inviting family rooms, and thoughtful upgrades throughout. Recent improvements include updated flooring, windows, electrical, and a refreshed basement; giving you peace of mind and a fresh, modern feel. Whether you're relaxing indoors or enjoying the spacious yard, this home has room to grow. Ideal for first-time buyers or a revenue property, the location and layout check all the right boxes.