4801 46 Street
Lloydminster, Saskatchewan

MLS # A2263520

$144,900

Division:	Central Business District
Type:	Residential/House
Style:	Bungalow

Size:	1,076 sq.ft.	**Age:**	1923 (103 yrs old)
Beds:	3	**Baths:**	1

Garage:	Single Garage Detached
Lot Size:	0.18 Acre
Lot Feat:	Back Yard, Front Yard, Lawn, Rectangular Lot, Treed

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Hardwood, Linoleum		**Sewer:**	-
Roof:	Metal		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Stucco, Wood Frame		**Zoning:**	DC1
Foundation:	Poured Concrete		**Utilities:**	-
Features:	See Remarks			

Inclusions:	N/A

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.