

\$264,900 - 4721 48 Street, Lloydminster

MLS® #A2207427

\$264,900

3 Bedroom, 2.00 Bathroom, 1,085 sqft
Residential on 0.14 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Welcome to this charming character home nestled in a mature Saskatchewan neighbourhood, offering a blend of original charm and modern functionality. This home boasts a surprisingly spacious and well-thought-out floor plan that you must see to truly appreciate. On the main floor, you'll find two exceptionally large bedrooms, providing plenty of room for comfort. The kitchen is a standout feature, with space for a large dining table and original cabinetry that perfectly complements the home's character.

A dedicated mudroom and hookups for main floor laundry add convenience, while the flexible self-contained basement suite offers exciting possibilities. With a separate entry, in-unit laundry, a cozy kitchenette, a 3-piece bath, and a living area, it's perfect as a one-bedroom income suite or a rec room with a bar area for entertaining—whatever suits your lifestyle.

This home offers amazing potential for both first-time homebuyers looking to ease into ownership and savvy investors seeking a great rental opportunity. Outside, the fully fenced yard features a lovely deck and pond, perfect for relaxing or outdoor gatherings. The highlight of the property is the spacious double detached garage, which has been upgraded



with a brand-new heater and includes back alley access for additional parking. Don't miss out on this fantastic home that combines character, versatility, and great investment potential!

Built in 1920

Essential Information

MLS® #	A2207427
Price	\$264,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.14
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4721 48 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0K4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 31st, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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