

# \$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	5
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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