

\$179,900 - 4536 45 Street, Lloydminster

MLS® #A2105716

\$179,900

3 Bedroom, 2.00 Bathroom, 637 sqft

Residential on 0.14 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Introducing 4536 45 Street, Lloydminster, SK. An exemplary property nestled in the mature, picturesque neighbourhood of East Lloydminster. A well-maintained 3-bedroom bungalow marries a unique functionality and vintage charm in its architecture and layout. This home has excellent potential for a home-based business and is close to schools, parks, and other amenities, all within walking distance. The home also features 1+2 bedrooms, two bathrooms, one with a jetted tub, and a welcoming composite deck accessible from the side entry. This is the perfect spot to unwind with a book, enjoy al fresco dining on balmy summer evenings or host gatherings with friends and family. One of the standout features of this property is its exceptional garage space. A 24x24 double detached garage with generous 9' doors provides ample space for storage, hobbies, or even a home workshop. For those requiring even more space, there is also a fully insulated and heated triple detached garage, making it suitable for year-round use. Finally, for added convenience, all appliances are included with the sale of the property. This is a ready-to-move-in home that promises a comfortable, easy lifestyle. With its superb location, top-notch features, and overall appeal, this home is rare in today's market. Take advantage of this opportunity to make this fantastic property your new home. 3D Virtual Tour Available.



Built in 1952

Essential Information

MLS® #	A2105716
Price	\$179,900
Sold Price	\$175,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	637
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4536 45 Street
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0H3

Amenities

Parking Spaces	4
Parking	Asphalt, Double Garage Detached, Driveway, Heated Garage, Insulated, Triple Garage Detached

Interior

Interior Features	Jetted Tub
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 5th, 2024
Date Sold	February 9th, 2024
Days on Market	4
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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