# \$339,900 - 4605 46 Street, Lloydminster

MLS® #A2242714

### \$339,900

4 Bedroom, 3.00 Bathroom, 1,360 sqft Residential on 0.18 Acres

East Lloydminster, Lloydminster, Saskatchewan

#### PRIDE OF OWNERSHIP!

From the moment you step inside, you can feel how well this home has been cared for. Built in 1960, this 1,380 sq. ft. bungalow has been thoughtfully updated over the years while keeping its welcoming charm.

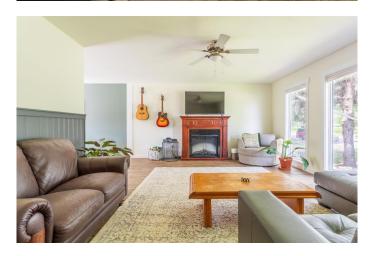
The main floor feels bright and open, with a kitchen that's been refreshed and centered around a handy islandâ€"perfect for setting out snacks when friends drop by. The dining area has room for a large table and leads right out to a private deck where you can enjoy your morning coffee. The living room's custom oversized windows bring in an abundance of natural light. Three bedrooms are tucked down the hall, along with a full bathroom and a clever shared-access half bath with a vanity near the back entrance.

Downstairs is a space that feels ready for anythingâ€"movie nights, a playroom or a hobby areaâ€"with a huge family room, a large bedroom and an updated three-piece bathroom with direct or shared access. The laundry and utility room is spacious with built-in storage to keep everything organized.

Step outside and you'II see why this property stands out. The yard is beautifully landscaped with mature trees, a garden area and a new fence giving you both privacy and a sense of calm. There's plenty of off-street







parkingâ€"room for up to six vehiclesâ€"with the 24' x 26' double detached garage (with new shingles and roof work completed in 2025), rear alley access and upgraded concrete driveway and walkway.

Recent updates bring peace of mind: a new dishwasher, a new bathroom vanity ready for the upstairs bathroom, new A/C in 2025, and the garage shingles and roof repairs also completed in 2025. The home itself has 30-year shingles installed within the past few years, a high-efficiency furnace, a hot water tank, and 100-amp electrical.

This is a home that's been well-loved and well-maintainedâ€"ready for its new owner!

Built in 1960

#### **Essential Information**

MLS® # A2242714 Price \$339,900 Sold Price \$335,000

Bedrooms 4

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 1,360 Acres 0.18

Year Built 1960

Type Residential
Sub-Type Detached
Style Bungalow

Status Sold

## **Community Information**

Address 4605 46 Street
Subdivision East Lloydminster

City Lloydminster

County Lloydminster

Province Saskatchewan

Postal Code S9V 0J4

#### **Amenities**

Parking Spaces 6

Parking Off Street, Double Garage Detached

#### Interior

Interior Features Kitchen Island, No Smoking Home

Appliances Dishwasher, Refrigerator, Washer/Dryer, Electric Stove, Range Hood

Heating Natural Gas, Floor Furnace

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn,

Landscaped

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

#### **Additional Information**

Date Listed July 24th, 2025

Date Sold August 12th, 2025

Days on Market 19
Zoning R1

HOA Fees 0.00

# **Listing Details**

Listing Office MUSGRAVE AGENCIES

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