

# \$179,900 - 4802 46 Street, Lloydminster

MLS® #A2194528

**\$179,900**

2 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.03 Acres

Central Business District, Lloydminster, Saskatchewan

NOTE: BRAND NEW FURNACE INSTALLED IN APRIL 2023...This condo on the Saskatchewan side of Lloydminster in a mature, quiet location. This unit is part of a 3-plex condominium development and has a triple heated (common) garage where each resident has a single oversized parking stall. The garages are accessed off the back alley and there is exterior parking available for unit owners. The unit itself measures 1006 square feet with two bedrooms and one bathroom and an open concept living room/kitchen/dining area. This unit shows extremely well and is perfect for people who do not want to deal with stairs. This unit has a crawl space where the furnace is located and a direct access to the garage. Easy living where you don't have to worry about shoveling snow or mowing lawn.

Built in 1992

## Essential Information

MLS® #	A2194528
Price	\$179,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.03
Year Built	1992



Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	4802 46 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0J7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached, Common, Heated Garage, Insulated
# of Garages	3

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	None
Lot Description	Corner Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	February 13th, 2025
Days on Market	69
Zoning	DC1

### Listing Details

Listing Office

MUSGRAVE AGENCIES

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