



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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4717 49 Street  
Lloydminster, Saskatchewan

MLS # A2261150



**\$179,000**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | East Lloydminster                                        |        |                   |
| Type:     | Residential/House                                        |        |                   |
| Style:    | Bungalow                                                 |        |                   |
| Size:     | 836 sq.ft.                                               | Age:   | 1926 (99 yrs old) |
| Beds:     | 2                                                        | Baths: | 1                 |
| Garage:   | Double Garage Detached                                   |        |                   |
| Lot Size: | 0.09 Acre                                                |        |                   |
| Lot Feat: | Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |        |                   |

|             |                          |            |    |
|-------------|--------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Hardwood, Linoleum       | Sewer:     | -  |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Partial, Unfinished      | LLD:       | -  |
| Exterior:   | Vinyl Siding, Wood Frame | Zoning:    | R1 |
| Foundation: | Block                    | Utilities: | -  |
| Features:   | See Remarks              |            |    |

Inclusions: NA

The garage is the standout feature of this home. In this neighbourhood, finding a property with a double detached garage is rare, and this one is worth seeing. Heated, insulated, and versatile, it's an ideal space to work on projects, store vehicles, or create a spot to unwind with friends. The home itself has been fully remodelled and offers two bedrooms and one bathroom, making it a smart choice for first-time buyers or as an investment property. Recent updates include shingles, siding, windows, flooring, fresh paint, and more, giving it a modern and move-in-ready feel. Located just two blocks from the downtown core and surrounded by other beautifully updated homes, this property combines convenience, charm, and value. It's a home you will want to see for yourself.