



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

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4624 45 Street
Lloydminster, Saskatchewan

MLS # A2263527



\$164,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, Open Floorplan, Soaking Tub		
Inclusions:	N/A		

Great opportunity to own a starter home or investment property in Saskatchewan! This cozy home features an open-concept layout with recent upgrades including fresh paint, new fixtures, and updated flooring throughout. Enjoy the comfort of PVC windows and the convenience of a single-car garage. The fenced, private yard offers plenty of space for outdoor living. Why rent when you can own? This home is move-in ready and full of potential.