

# \$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

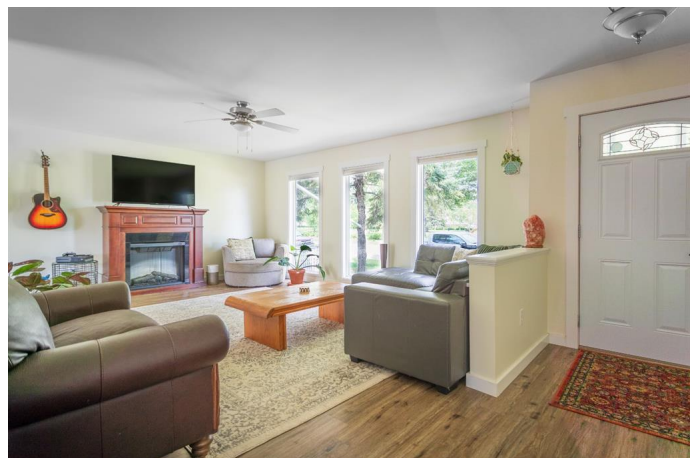
## PRIDE OF OWNERSHIP!

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 island—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 anything—movie nights, a playroom or a hobby area—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'll 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



parking room for up to six vehicles 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-maintained ready for its new owner!

Built in 1960

Essential Information

MLS® #	A2242714
Price	\$339,900
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	Active

Community Information

Address	4605 46 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster

Province	Saskatchewan
Postal Code	S9V 0J4

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
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, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	8
Zoning	R1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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