



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

780-831-7725
jackadmin@gpremax.com

4812 36 Street
Lloydminster, Saskatchewan

MLS # A2254556



\$269,000

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		
Inclusions:	N/A		

Welcome to this inviting 4 bedroom, 2-bathroom residence nestled in a friendly Lloydminster neighbourhood. This home blends modern updates with everyday comfort, making it ideal for families or anyone seeking a peaceful retreat. Key Highlights: Bright and open living spaces create a welcoming atmosphere for relaxing or entertaining. The kitchen is practical and well laid out, perfect for preparing meals and gathering with loved ones. Four comfortable bedrooms provide space for the family and guests. Two full bathrooms, thoughtfully maintained, add convenience for busy households. Newer flooring throughout enhances the style and comfort of the home. The large double detached garage offers excellent parking, storage, or workshop potential. The property is fully fenced with alley access, making it great for families, pets, and secure parking options. Location Perks: Conveniently located near schools, parks, shopping, and amenities. A quiet street with quick access to all corners of Lloydminster. Your Opportunity: Move-in ready with valuable upgrades, this property combines functionality and charm. With its fully fenced yard, alley access, and spacious garage, it’s a rare find in today’s market. Check out the 3D virtual tour.