



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

780-831-7725
jackadmin@gpremax.com

4905 21 Street
Lloydminster, Saskatchewan

MLS # A2260981



\$297,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vinyl Windows		
Inclusions:	NONE		

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	934 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped		

Well-maintained and move-in ready, this 934 sq. ft. home in Lloydminster, SK offers great value for first-time buyers or those looking to downsize. The main floor features a bright living room, kitchen, and a separate dining area in a spacious addition, along with two bedrooms and a 4-piece bathroom. The finished basement includes a family room with an electric fireplace, an additional bedroom, a den, and a 3-piece bathroom. Updates include newer flooring, PVC windows, vinyl siding, upgraded light fixtures, new kitchen appliances and refreshed hardware throughout. Comfort is ensured year-round with a recently upgraded high-efficiency furnace, central air conditioning, and hot water heater. Outside, enjoy a two-level deck, storage space under the addition, a fenced yard with RV parking, and a double detached garage. This clean, cared-for home is ready for its next chapter.