



GRASSROOTS
REALTY GROUP

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**4424 26A Street
Lloydminster, Saskatchewan**

MLS # A2244362



\$449,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Wood
Features:	Kitchen Island, Storage, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Located on a quiet, family-friendly street in a prime Saskatchewan location, this spacious home is just a short walk from parks and schools—perfect for growing families. With 6 bedrooms, there’s room for everyone to have their own space. Step inside to discover a functional and inviting layout, ideal for both daily living and entertaining. The open-concept kitchen features a large island, plenty of cabinetry, generous counter space, and ample storage. The adjoining dining area offers a view of your private backyard oasis—complete with a stone firepit, garden beds, and plenty of room for a trampoline or pool. Unwind in the hot tub under the charming gazebo, or catch the game from your backyard retreat. Upstairs, you’ll find three bedrooms, including a spacious primary suite with a walk-in closet, 3-piece ensuite, and room to comfortably fit a king-sized bed. The fully finished basement includes three additional bedrooms, a large family room, dedicated storage space, and a laundry area with sink. Additional highlights include a heated and insulated double attached garage with LED lighting, central air conditioning, new shingles (2023), and a 50-gallon water heater (2021). This is more than a house—it’s a lifestyle, and it’s waiting for you to call it home.