



**GRASSROOTS**  
REALTY GROUP

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**4812 16 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2249912**



**\$459,900**

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,355 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Hot Tub

Welcome to 4812 16 Street, located in the desirable Wallacefield neighbourhood of Lloydminster, SK. This beautifully maintained home features four bedrooms &mdash; 3 up and one down &mdash; and sits on a large, beautifully landscaped lot filled with mature trees, perfect for relaxing or entertaining. The backyard is your private oasis, complete with a hot tub, ideal for unwinding year-round. The spacious kitchen is designed for both function and style, featuring a large island with a vegetable sink. The primary bedroom is privately situated above the garage and offers a generous walk-in closet with custom shelving, along with a beautifully updated ensuite bathroom completed in 2024. Luxury vinyl plank flooring was installed in the main floor bedrooms and primary suite in 2021, while the basement received new carpet that same year. Additional upgrades include a new high-efficiency furnace, tankless water heater, central A/C, water softener, and in-duct UV light for enhanced air quality. The double-attached heated garage is a standout feature with its forced-air heater, epoxy-coated floors, and a hot water faucet, perfect for washing floors or cleaning off your vehicle. This home blends comfort, convenience, and quality in one perfect package. Located close to schools, parks, and all amenities, it's truly move-in ready. 3D Virtual Tour Available!