



GRASSROOTS
REALTY GROUP

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**4905 21 Street
Lloydminster, Saskatchewan**

MLS # A2260981



\$297,000

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		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Central Vacuum, Vinyl Windows

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

Inclusions: NONE

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, and refreshed hardware throughout. Comfort is ensured year-round with a high-efficiency furnace, central air conditioning, and a newer 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.