



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4425 26A Street
Lloydminster, Saskatchewan

MLS # A2272633



\$439,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,199 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: NA

When it comes to Sask-Side living, few neighbourhoods compare to this sought-after pocket of Aurora. Tucked away in a quiet single-family development, this beautifully maintained 1,199 sq. ft. bilevel is move-in ready and waiting for its next owners. The exterior impresses immediately with a heated double attached garage, RV parking, a triple paved driveway, and brand-new shingles in 2024—curb appeal that truly speaks for itself. Step inside to a functional and inviting main floor featuring three bedrooms, a spacious kitchen with ample cabinetry, and the perfect layout for hosting family and friends. The fully developed basement adds exceptional value with two generous bedrooms and a massive family room designed for movie nights, kids’ space, or entertaining. Stay cool all summer with central A/C, and enjoy your south-facing, fully fenced backyard complete with a two-tier deck, mature trees, storage shed, and raised garden beds—your own private outdoor retreat. Priced for a quick sale and with motivated sellers ready for their next chapter, this is your opportunity. Bring your offer!