



**4425 26A Street
Lloydminster, Saskatchewan**

MLS # A2272633



\$434,900

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

Floors: Hardwood, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

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’s 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!