



4409 26 Street  
Lloydminster, Saskatchewan

MLS # A2297725



**\$395,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** None

**Foundation:** Preserved Wood

**Features:** No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** n/a

Welcome to this immaculate bi-level home located on the Saskatchewan side, nestled on a quiet street with no back neighbours. Offering 4 bedrooms and 2 bathrooms, this property has been beautifully maintained and thoughtfully updated throughout. Major exterior updates were completed in 2021, including shingles, siding, and a stunning two-tiered composite deck. The kitchen was refreshed in 2020 with updated countertops and backsplash. Inside, you'll appreciate the brand-new flooring, fresh paint, and modern light fixtures, all completed just last week. The home also features a heated double attached garage with convenient access to the backyard, plus central air conditioning for those warm summer months. Two sheds are included, one being an extra-large unit for all your storage needs. Ideally located close to a school and park, this home truly shows pride of ownership in every detail. Don't miss your opportunity—book your showing today!