

\$347,500 - 4806 16 Street, Lloydminster

MLS® #A2104315

\$347,500

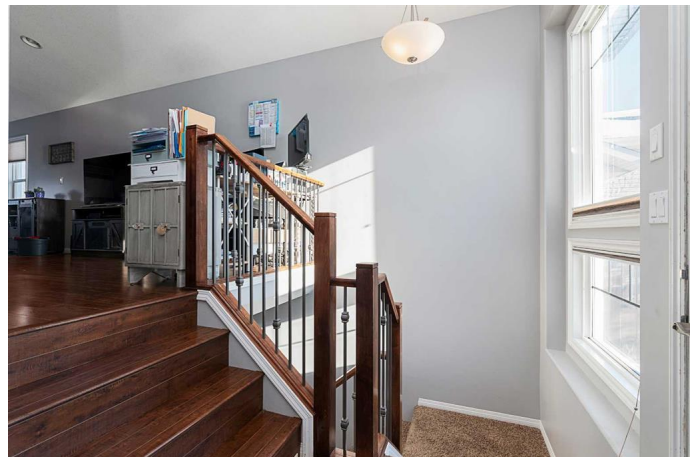
4 Bedroom, 3.00 Bathroom, 1,055 sqft

Residential on 0.12 Acres

NONE, Lloydminster, Saskatchewan

Welcome home! Tucked away in the south Saskatchewan, Wallacefield neighborhood this home and its location are sure to please. With its lovely street presence, fully fenced and landscaped yard complete with underground sprinklers, two tier deck and included storage shed. The massive south facing front window provides plenty of bright, southern natural light to the living area of the home. Inside you will find the front entry way is generous, providing room to drop coats and boots and welcoming all into this freshly painted, open concept space. The kitchen is a functional layout with plenty of working room, included appliances, tasteful cabinetry, corner pantry and a dividing wall between its space and the living room to hide the dishes away from the eye, when need be. The dining area provides plenty of room for a sizable table for family and hosting guests and provides direct access to the rear yard for easy BBQs. Each of the four bedrooms in the home are privately tucked away down the hall from the family spaces and are all of a substantial size. The master featuring a spa-like ensuite with relaxing supersized jet tub and adjoining walk-in closet.

Both of the other bathrooms are four-piece with coordinating vanities for storage solutions. The basement family room is expansive, leaving space for whatever your layout requirements may be – movie room, game room, playroom, exercise room, or perhaps even another bedroom – there is room! The double attached and heated garage provides



for protection of vehicles outside of the elements and there is also handy RV parking for additional parking or your toys. Check off your must have list in viewing this solid, one owner home. Make your move!

Built in 2012

Essential Information

MLS® #	A2104315
Price	\$347,500
Sold Price	\$337,700
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,055
Acres	0.12
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4806 16 Street
Subdivision	NONE
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1X1

Amenities

Parking Spaces	6
Parking	Double Garage Attached, RV Access/Parking

Interior

Interior Features	Central Vacuum, French Door, Jetted Tub, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan,

	Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Lawn, Irregular Lot, Landscaped, Underground Sprinklers, Private
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	January 29th, 2024
Date Sold	April 19th, 2024
Days on Market	81
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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