

# \$269,000 - 4722 36 Street, Lloydminster

MLS® #A2110662

**\$269,000**

4 Bedroom, 2.00 Bathroom, 1,240 sqft

Residential on 0.15 Acres

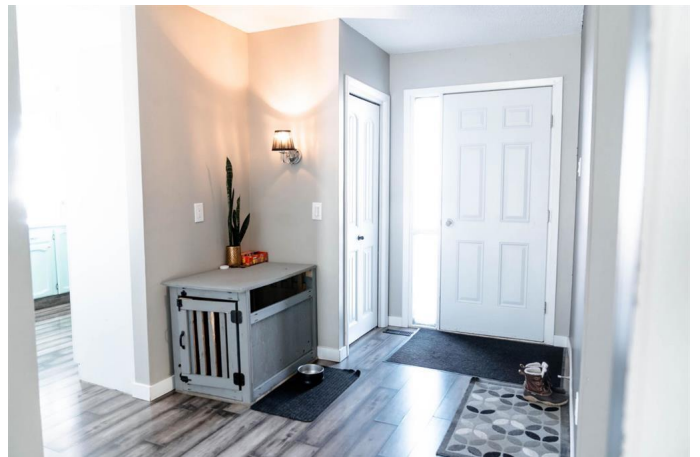
East Lloydminster City, Lloydminster, Saskatchewan

Say hello to your new pad! Dive into this funky 4-level split that packs in 5 bedrooms and 2 cool bathrooms, all just a hop, skip, and a jump from schools and parks. The main floor's rocking an open vibe with windows galore to keep it light and lively. Whip up some magic in the kitchen, decked out with all the bells and whistles and plenty of cupboard space. Upstairs, find a cozy nook with 2 bedrooms and a bath, while downstairs offers another 2 bedrooms and bath for the crew. The basement? It's all yours to turn into a mega family room, office, or your own private gym - get creative! And hey, we're talking a new furnace and central AC from 2018. Step outside to a fully fenced yard with a deck that screams barbecue season, topped off with a double garage for your rides. Pack your bags and start living the dream!

Built in 1967

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2110662  |
| Price          | \$269,000 |
| Sold Price     | \$254,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,240     |
| Acres          | 0.15      |



|            |               |
|------------|---------------|
| Year Built | 1967          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4722 36 Street         |
| Subdivision | East Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Saskatchewan           |
| Postal Code | S9V 0A2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Wood Windows              |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | Central Air                                                  |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Partial                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt         |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 6th, 2024  |
| Date Sold      | April 11th, 2024 |
| Days on Market | 36               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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