

\$264,900 - 4501 26 Street, Lloydminster

MLS® #A2144642

\$264,900

4 Bedroom, 2.00 Bathroom, 1,053 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to your dream home, perfectly situated in the tranquil south east corner of Lloydminster. This exceptional property backs onto a beautiful green space, ensuring privacy with no rear neighbours, and offering serene views and a peaceful environment. **MAIN LEVEL:** 2 spacious bedrooms, full bathroom with modern fixtures, laundry conveniently located in the hallway, a large well appointed kitchen with ample counter space and cabinetry, perfect for family meals and entertaining, dining area adjacent to kitchen, ideal for gatherings, and a bright and air living room, offering a cozy space for relaxation. **LOWER LEVEL:** 2 additional generous-sized bedrooms, a second full bathroom, another fully equipped kitchen with eating area, making this level perfect for a rental unit or extended family and a comfortable and spacious family room for leisure and entertainment. This home comes with two refrigerators and two stoves, providing the unique opportunity to rent out the basement suite to help offset mortgage costs. **OUTDOOR FEATURES:** Fully fenced, ensuring safety and privacy, a beautiful upper deck and lower patio area, perfect for outdoor entertaining and enjoying quiet evenings, storage shed gives you ample storage space for all your gardening tools and outdoor equipment and a dog run dedicated space for your furry friends to play and exercise safely. Don't miss the chance to own this versatile and spacious home, offering a perfect blend of comfort,, functionality, and investment



potential. Schedule a viewing today and imagine the endless possibilities this property has to offer

Built in 2003

Essential Information

MLS® #	A2144642
Price	\$264,900
Sold Price	\$255,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,053
Acres	0.13
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4501 26 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1Z4

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Dog Run, Fire Pit
Lot Description Backs on to Park/Green Space, No Neighbours Behind
Roof Asphalt Shingle
Construction Wood Frame
Foundation Wood

Additional Information

Date Listed June 26th, 2024
Date Sold July 12th, 2024
Days on Market 16
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty (Lloyd)

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