

# \$264,900 - 4706 22 Street, Lloydminster

MLS® #A2195108

**\$264,900**

3 Bedroom, 2.00 Bathroom, 880 sqft

Residential on 0.11 Acres

Wallacefield, Lloydminster, Saskatchewan

Welcome to 4706 22 Street, an ideal starter home or investment opportunity located on the Saskatchewan side of Lloydminster. This well-maintained bi-level offers a functional layout with 3 bedrooms and 2 full bathrooms. The main floor features a bright living area, a spacious kitchen, and direct access from the dining room to a large side deck overlooking the front street. The fully finished basement includes a generous family room with a wet bar, an additional bedroom, a full bathroom, and a den perfect for a home office or playroom. Recent upgrades include a new central air conditioner, furnace, and tankless hot water system, with shingles replaced in 2018. The property boasts a sizable asphalt driveway and a backyard surrounded by mature trees, offering privacy and tranquility. All appliances are included, ensuring a seamless move-in experience. Located in the desirable Wallacefield neighborhood, this home is within walking distance to various amenities, parks, and schools.

Built in 1985

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2195108  |
| Price      | \$264,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 880         |
| Acres          | 0.11        |
| Year Built     | 1985        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4706 22 Street |
| Subdivision | Wallacefield   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1N1        |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Wet Bar                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner |
| Heating           | Forced Air                                                                                          |
| Cooling           | Central Air                                                                                         |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Few Trees, Lawn |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Wood            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 61                  |

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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