

**4905 21 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2260981**



**\$297,000**

|                  |                                               |               |                   |
|------------------|-----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Wallacefield                                  |               |                   |
| <b>Type:</b>     | Residential/House                             |               |                   |
| <b>Style:</b>    | Bi-Level                                      |               |                   |
| <b>Size:</b>     | 934 sq.ft.                                    | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 3                                             | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached                        |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped |               |                   |

|                    |                               |                   |    |
|--------------------|-------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas       | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum    | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Central Vacuum, Vinyl Windows |                   |    |

**Inclusions:** NONE

Well-maintained and move-in ready, this 934 sq. ft. home in Lloydminster, SK offers great value for first-time buyers or those looking to downsize. The main floor features a bright living room, kitchen, and a separate dining area in a spacious addition, along with two bedrooms and a 4-piece bathroom. The finished basement includes a family room with an electric fireplace, an additional bedroom, a den, and a 3-piece bathroom. Updates include newer flooring, PVC windows, vinyl siding, upgraded light fixtures, new kitchen appliances and refreshed hardware throughout. Comfort is ensured year-round with a recently upgraded high-efficiency furnace, central air conditioning, and hot water heater. Outside, enjoy a two-level deck, storage space under the addition, a fenced yard with RV parking, and a double detached garage. This clean, cared-for home is ready for its next chapter.