

\$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 | 62 |

Zoning R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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