

# \$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	Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	February 19th, 2025
Days on Market	77

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.