

4806 16 Street
Lloydminster, Saskatchewan

MLS # A2255728

\$399,950

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,052 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 4806 16 Street, Lloydminster. This 4-bedroom, 3-bathroom home offers a warm and inviting atmosphere with an open-concept main floor that seamlessly connects the living, dining, and kitchen areas. Natural light fills the space, highlighting the modern kitchen with ample cabinetry, counter space, and quality appliances—perfect for everyday living or entertaining. The primary suite includes a jet tub and walk-in closet, while the additional bedrooms provide flexibility for family, guests, or a home office. Outside, enjoy a private backyard oasis featuring a two-tier deck, underground sprinklers, and space for summer gatherings. Practical features such as RV parking and a heated double attached garage add to the appeal. Located in a desirable neighborhood close to amenities, this property offers the ideal blend of comfort, function, and convenience.