

# \$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	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	74

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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