

# \$339,900 - 109 5th Avenue, Lashburn

MLS® #A2270002

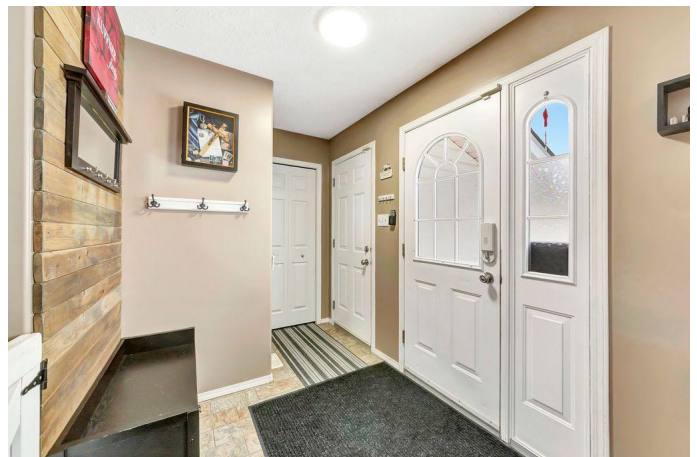
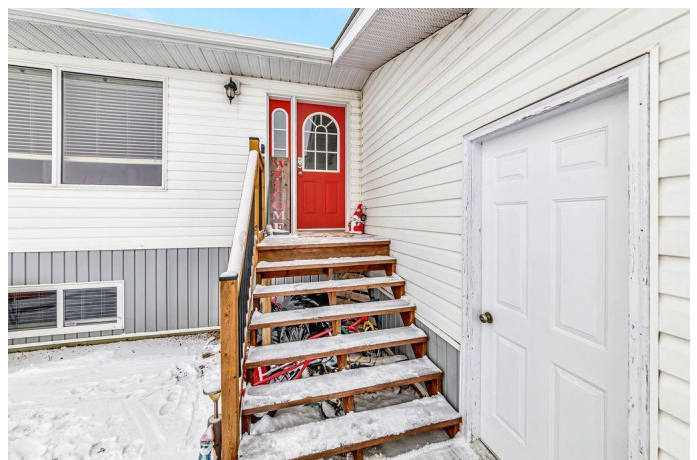
**\$339,900**

4 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.16 Acres

NONE, Lashburn, Saskatchewan

This beautifully maintained family home offers the perfect balance of comfort, functionality, and small-town charm — just 20 minutes from Lloydminster. With an open floor plan, tons of storage, and thoughtful updates throughout, it's designed for stress free, easy living. The spacious kitchen features cabinets galore, a corner pantry, newer appliances, and generous counter space. Garden doors off the dining area lead to a large stained deck — ideal for summer entertaining or relaxing in your fully fenced backyard, surrounded by mature trees for privacy. Hot tub negotiable. Upstairs includes three bedrooms, including a large primary suite with a walk-in closet and 3-piece ensuite. Both main floor bathrooms feature updated lighting, custom tile work, and modern countertops. The basement offers a great place to relax with a custom-tiled wet bar and mini fridge, a cozy family room with reading nook and USB outlets, a rec area perfect for hobbies or a gym, another large bedroom, handy 2-piece bath, and a utility room with laundry facilities, excellent storage and a 2023 water heater. The home also includes central A/C and a double attached garage with shelving and a 240-volt plug. Lashburn is a welcoming community that blends small-town living with big amenities — including a newly opened daycare, K-12 schools, golf course, sportsplex, curling rink, and local shops — all just a short drive from the city. Affordable, comfortable, and move-in ready, this home checks all your families



boxes.

Built in 2006

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2270002    |
| Price          | \$339,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,200       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 109 5th Avenue |
| Subdivision | NONE           |
| City        | Lashburn       |
| County      | Saskatchewan   |
| Province    | Saskatchewan   |
| Postal Code | S0M 1H0        |

### Amenities

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                              |
| Parking        | Alley Access, Double Garage Attached, Garage Door Opener, Insulated, Paved, Garage Faces Front |
| # of Garages   | 2                                                                                              |

### Interior

|                   |                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar                                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge |

|              |                         |
|--------------|-------------------------|
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| Has Basement | Yes                     |
| Basement     | Full                    |

## Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                               |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                            |
| Construction      | Vinyl Siding                                                                                                               |
| Foundation        | Wood                                                                                                                       |

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 10th, 2025 |
| Zoning      | RES                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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