

# \$369,000 - 110 6 Avenue, Lashburn

MLS® #A2237708

**\$369,000**

3 Bedroom, 3.00 Bathroom, 1,318 sqft

Residential on 0.17 Acres

NONE, Lashburn, Saskatchewan

This well-maintained 3-bedroom, 3-bathroom modified bi-level is a fantastic opportunity to enjoy comfortable family living in the desirable community of Lashburn, SK – just 20 minutes from Lloydminster. Situated in a quiet, family-friendly neighbourhood with no rear neighbours, this home offers privacy and peaceful prairie views right from your backyard. The bright and spacious layout features a vaulted ceiling in the main living area, a functional kitchen with ample cabinetry, and a generous dining space that opens onto a deck, perfect for entertaining or enjoying summer evenings. The primary suite is privately tucked away on its own level and includes a walk-in closet and a full ensuite. Two additional bedrooms and two more full bathrooms make this home ideal for families of all sizes. You'll also appreciate the large double attached garage, providing plenty of room for vehicles, storage, or a workshop area. The home is in very good condition, showing pride of ownership throughout. Whether you're a growing family or looking to settle in a quiet town with quick access to the city, this is one you won't want to miss! Don't wait – book your private showing today! Check out the 3D virtual tour!

Built in 2013

## Essential Information



MLS® #	A2237708
Price	\$369,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,318
Acres	0.17
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	110 6 Avenue
Subdivision	NONE
City	Lashburn
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), High Ceilings, Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 7th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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