

# \$319,900 - 4739 18 Street, Lloydminster

MLS® #A2253942

**\$319,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.12 Acres

Wallacefield, Lloydminster, Saskatchewan

You are going to love this 2-story starter! With 4 bedrooms and 2.5 bathrooms, this home is full

of charm and functionality. The curb appeal catches your eye right away, with stylish paint colours and modern light fixtures giving it a fresh, inviting look. The layout is perfect for a young family-3 bedrooms on the top floor mean the kids can head to bed while you enjoy a

little more time to relax or entertain. On the main floor, you'll appreciate the open kitchen, dining, and living spaces, plus a convenient 2-piece bathroom. Downstairs, the finished basement

offers a cozy family room, an additional bedroom, and a 3-piece bathroom with laundry. Step

outside and enjoy a backyard built for summer fun! The 2-tiered deck is ideal for hosting BBQs,

while the mature trees and shrubs create natural beauty and privacy. There's plenty of space for

kids and pets to run and play, too. The location is a bonus--just a short walk to parks, services, and retail spots, including McDonald's and the new Starbucks!

Built in 2007

## Essential Information



MLS® #	A2253942
Price	\$319,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,120
Acres	0.12
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4739 18 Street
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1K1

### Amenities

Parking Spaces	2
Parking	RV Access/Parking

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Other

**Additional Information**

Date Listed	September 3rd, 2025
Days on Market	4
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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