

# \$449,900 - 4818 39 Street, Lloydminster

MLS® #A2219756

**\$449,900**

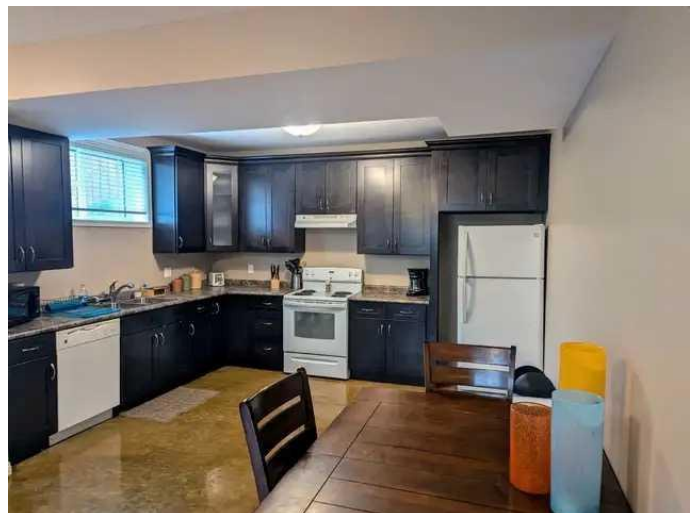
6 Bedroom, 3.00 Bathroom, 1,360 sqft

Residential on 0.14 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Fantastic Investment or large family home! Check out this 6-bedroom , 3- bathroom property featuring a regulation, revenue generating suite, perfect for rental, Airbnb or hosting relatives. Built in 2012, this home boasts 9 foot ceilings upstairs and down giving you plenty of breathing room. Inside, you will find durable ,pet resistant vinyl plank flooring that can handle even the most energetic pets, along with cozy carpet and linoleum upstairs. The Primary Bedroom includes a 3 piece ensuite and a large closet for all your "Any Occasion " outfits. The newly built, large deck comes with a hot tub- ideal for unwinding after a long day.The detached double garage features roughed in, in floor heating so you and your car can both enjoy the warmth! The bright regulation basement suite has large egress windows, separate entrance and separate in floor heating making it a great spot for tenants and guests. Plus the sound barrier ceiling means you can play your favorite tunes without disturbing each other. The spacious backyard is fenced for privacy, perfect for outdoor gatherings or just enjoying some peace.Located within walking distance to the hospital,schools,parks, grocery stores,restaurants,casino and Cenovus energy. With plenty of street parking and green spaces, this property is a true find. Don't miss your chance to make it yours!

Built in 2012



## Essential Information

MLS® #	A2219756
Price	\$449,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,360
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4818 39 Street
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0B9

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours

	Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	3
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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