

# \$269,000 - 4812 36 Street, Lloydminster

MLS® #A2254556

## \$269,000

4 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.16 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this inviting 4 bedroom, 2-bathroom residence nestled in a friendly Lloydminster neighbourhood. This home blends modern updates with everyday comfort, making it ideal for families or anyone seeking a peaceful retreat. Key Highlights: Bright and open living spaces create a welcoming atmosphere for relaxing or entertaining. The kitchen is practical and well laid out, perfect for preparing meals and gathering with loved ones. Four comfortable bedrooms provide space for the family and guests. Two full bathrooms, thoughtfully maintained, add convenience for busy households. Newer flooring throughout enhances the style and comfort of the home. The large double detached garage offers excellent parking, storage, or workshop potential. The property is fully fenced with alley access, making it great for families, pets, and secure parking options. Location Perks: Conveniently located near schools, parks, shopping, and amenities. A quiet street with quick access to all corners of Lloydminster. Your Opportunity: Move-in ready with valuable upgrades, this property combines functionality and charm. With its fully fenced yard, alley access, and spacious garage, it's a rare find in today's market. Check out the 3D virtual tour.

Built in 1969

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2254556    |
| Price          | \$269,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,093       |
| Acres          | 0.16        |
| Year Built     | 1969        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4812 36 Street |
| Subdivision | Larsen Grove   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 0A3        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage       |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas, Floor Furnace           |
| Cooling           | None                                             |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Storage                                                                      |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Few Trees |
| Roof              | Asphalt Shingle                                                              |

|              |                                        |
|--------------|----------------------------------------|
| Construction | Composite Siding, Concrete, Wood Frame |
| Foundation   | Poured Concrete                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 5                   |
| Zoning         | R1                  |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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