



**4519 24 Street
Lloydminster, Saskatchewan**

MLS # A2318959



\$524,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,384 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Rarely do homes this well cared for come to market. Located in a quiet Saskatchewan neighbourhood of Lloydminster, this property has been meticulously maintained and is in truly pristine condition. One of the unique features of this home is the added privacy and space, with no neighbours currently located on two sides. The current owners have enjoyed the convenience of using this extra area for parking trailers, recreational vehicles, and other toys for years. Inside, the kitchen is both stylish and functional, featuring a waterfall island, two-tone cabinetry, and tasteful gold accents that give the space a modern and inviting feel. The primary suite includes a beautifully finished ensuite with a tiled shower, while the basement offers additional living space complete with a wet bar—perfect for relaxing with family or hosting friends. Outside, the mature yard has been carefully manicured and is ready to enjoy. Beautiful paver walkways lead through the yard to a dedicated firepit area, creating the perfect setting for summer evenings. There is also a fenced dog run, making this property a great fit for pet owners. From top to bottom, this home reflects years of care and attention and is move-in ready for its next owners.