



GRASSROOTS
REALTY GROUP

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4610 16 Street
Lloydminster, Saskatchewan

MLS # A2327748



\$345,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,070 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, See Remarks		

Inclusions: N/A

Discover the perfect blend of modern design, thoughtful finishes, and everyday comfort in this beautifully maintained detached home, tucked away on a quiet street in the Wallacefield neighbourhood. From the moment you step inside, you'll appreciate the bright, open-concept layout, highlighted by 10-foot ceilings, modern finishes, and an inviting atmosphere that instantly feels like home. Durable laminate flooring flows throughout the main level, while thoughtful design features—including board and batten accents, floating shelves, and large windows in both bathrooms—add warmth and character. The kitchen is both functional and stylish, offering a spacious walk-in pantry and an open layout that's ideal for both everyday living and entertaining. The primary bedroom features a striking feature wall and a private 3-piece ensuite, creating a comfortable retreat at the end of the day. Step through the patio doors into your fully fenced backyard, where you'll find plenty of space to relax, entertain, enjoy a summer BBQ, gather around the firepit, or let kids and pets play. The basement is already laid out and framed, it has been designed with resale and functionality in mind. The layout includes space for two additional bedrooms, a third bathroom, a dedicated laundry room, and generous storage, giving you the opportunity to finish the space to suit your style while adding significant value to the home. Outside, you'll love the home's attractive curb appeal and unbeatable location. Just steps from Wallacefield Park, the pond, ball diamonds, playground, and expansive green space, you'll also enjoy convenient access to schools, shopping, restaurants, everyday amenities, and the Lloydminster Multiplex. Whether you're searching for a home that's move-in ready today with room to grow tomorrow, or you're looking for a property that offers modern finishes and future potential,

this home is one you won't want to miss.