



GRASSROOTS
REALTY GROUP

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4519 29 Street
Lloydminster, Saskatchewan

MLS # A2332765



\$309,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,000 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: None

Welcome to this well-maintained 4-level split located on the Saskatchewan side, just steps from Jaycee Hill and Winston Churchill School. This move-in-ready home offers 4 bedrooms, 2 bathrooms, and a functional layout that's perfect for growing families. Over the years, this home has seen numerous updates, including shingles, flooring, furnace, and hot water tank, providing peace of mind for the next owners. The inviting living room features a beautiful new shiplap accent wall with a modern electric fireplace, creating a warm and stylish focal point for relaxing or entertaining. Outside, you'll find a fully fenced, treed yard offering privacy and space for kids and pets to play, along with ample parking for vehicles, trailers, or guests. With parks, schools, and recreational amenities just minutes away, this clean, well-cared-for home combines comfort, convenience, and value. Don't miss your opportunity to make this wonderful family home your own!