4806 16 Street
Lloydminster, Saskatchewan

MLS # A2255728

$399,950

Division:	Wallacefield
Type:	Residential/House
Style:	Bi-Level

Size:	1,052 sq.ft.	**Age:**	2012 (13 yrs old)
Beds:	4	**Baths:**	3

Garage:	Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Landscaped, Lawn, Underground Sprinklers

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-
Features:	See Remarks		

Inclusions:	N/A

Welcome to 4806 16 Street, Lloydminster. This 4-bedroom, 3-bathroom home offers a warm and inviting atmosphere with an open-concept main floor that seamlessly connects the living, dining, and kitchen areas. Natural light fills the space, highlighting the modern kitchen with ample cabinetry, counter space, and quality appliances—perfect for everyday living or entertaining. The primary suite includes a jet tub and walk-in closet, while the additional bedrooms provide flexibility for family, guests, or a home office. Outside, enjoy a private backyard oasis featuring a two-tier deck, underground sprinklers, and space for summer gatherings. Practical features such as RV parking and a heated double attached garage add to the appeal. Located in a desirable neighborhood close to amenities, this property offers the ideal blend of comfort, function, and convenience.