

4743 13 Street
Lloydminster, Saskatchewan

MLS # A2216192



\$419,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,586 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: none

Welcome to this generous 1,586 sq ft modified bi-level offering plenty of room for the whole family. The main floor features a spacious kitchen and dining area that overlook a two-level deck and fully fenced backyard—perfect for entertaining or relaxing. You'll find two good-sized bedrooms and a full 4-piece bath on the main level. Upstairs, the private primary suite includes a large walk-in closet and a 4-piece ensuite with jet tub and separate shower. The fully developed basement boasts 10' ceilings, a cozy gas fireplace in the family room, two more bedrooms, and a 3-piece bathroom. Additional highlights include a double attached heated garage, laundry hookups in both the garage and basement, and a flexible layout—currently with garage-only basement access that can easily be reversed. While the home could use some cosmetic updates, it offers incredible space, functionality, and value. Don't miss this opportunity to build equity and make it your own!