

# \$204,500 - 9, 4738 13 Street, Lloydminster

MLS® #A2249936

## \$204,500

3 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Welcome to an affordable and low-maintenance entry into the housing market. This unit is south-facing and situated in the rear of the development, offering a comfortable living environment. As the end unit, it provides more green space adjacent to the property and an open patio area. The upper level comprises three bedrooms and a full bathroom, followed by a half-bathroom, kitchen, and living room. on the main. This layout ensures optimal functionality. The partially finished basement offers a blank slate for further development, allowing you to customize it according to your specific needs. Located in the southern portion of Lloydminster, within the Wallace Heights neighbourhood, this unit is conveniently situated within walking distance of numerous amenities, including restaurants, coffee shops, and the multi-plex. The proximity to the city's future growth prospects ensures that you can enjoy this home for many years to come, without feeling left behind. This unit has been cared for and well-maintained, and we encourage you to visit it to appreciate it.

Built in 2012

## Essential Information

MLS® # A2249936

Price \$204,500

Bedrooms 3



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,138
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	9, 4738 13 Street
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1Z5

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Lighting, Other, Rain Gutters
Lot Description	Lawn, Paved
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 19th, 2025
Days on Market	4
Zoning	R4

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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