

# \$419,900 - 4743 13 Street, Lloydminster

MLS® #A2216192

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,586 sqft

Residential on 0.15 Acres

Wallacefield, Lloydminster, Saskatchewan

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.

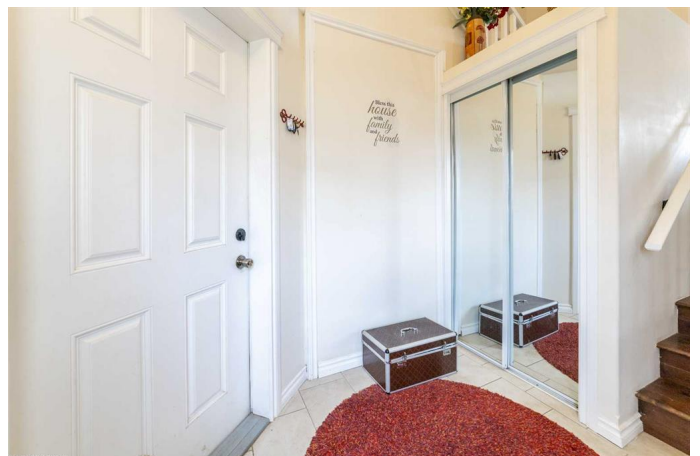
While the home could use some cosmetic updates, it offers incredible space, functionality, and value. Don't miss this opportunity to build equity and make it your own!

Built in 2012

## Essential Information

MLS® #                   A2216192

Price                     \$419,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 5                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,586             |
| Acres          | 0.15              |
| Year Built     | 2012              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4743 13 Street |
| Subdivision | Wallacefield   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1W4        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer                                             |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Basement, Gas                                                                                       |
| Has Basement      | Yes                                                                                                 |
| Basement          | Finished, Full                                                                                      |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard, Lawn |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 18            |
| Zoning         | R1            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.