

\$269,000 - 4812 36 Street, Lloydminster

MLS® #A2254556

\$269,000

4 Bedroom, 2.00 Bathroom, 1,093 sqft

Residential on 0.16 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this inviting 4 bedroom, 2-bathroom residence nestled in a friendly Lloydminster neighbourhood. This home blends modern updates with everyday comfort, making it ideal for families or anyone seeking a peaceful retreat. Key Highlights: Bright and open living spaces create a welcoming atmosphere for relaxing or entertaining. The kitchen is practical and well laid out, perfect for preparing meals and gathering with loved ones. Four comfortable bedrooms provide space for the family and guests. Two full bathrooms, thoughtfully maintained, add convenience for busy households. Newer flooring throughout enhances the style and comfort of the home. The large double detached garage offers excellent parking, storage, or workshop potential. The property is fully fenced with alley access, making it great for families, pets, and secure parking options. Location Perks: Conveniently located near schools, parks, shopping, and amenities. A quiet street with quick access to all corners of Lloydminster. Your Opportunity: Move-in ready with valuable upgrades, this property combines functionality and charm. With its fully fenced yard, alley access, and spacious garage, it's a rare find in today's market. Check out the 3D virtual tour.

Built in 1969

Essential Information



MLS® #	A2254556
Price	\$269,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,093
Acres	0.16
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4812 36 Street
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0A3

Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Few Trees
Roof	Asphalt Shingle

Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	7
Zoning	R1

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.