



4425 26A Street  
Lloydminster, Saskatchewan

MLS # A2272633

**\$439,900**



|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Aurora                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 1,199 sq.ft.           | <b>Age:</b>   | 2004 (22 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                              |                   |    |
|--------------------|------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | See Remarks                  |                   |    |
| <b>Inclusions:</b> | NA                           |                   |    |

When it comes to Sask-Side living, few neighbourhoods compare to this sought-after pocket of Aurora. Tucked away in a quiet single-family development, this beautifully maintained 1,199 sq. ft. bilevel is move-in ready and waiting for its next owners. The exterior impresses immediately with a heated double attached garage, RV parking, a triple paved driveway, and brand-new shingles in 2024—curb appeal that truly speaks for itself. Step inside to a functional and inviting main floor featuring three bedrooms, a spacious kitchen with ample cabinetry, and the perfect layout for hosting family and friends. The fully developed basement adds exceptional value with two generous bedrooms and a massive family room designed for movie nights, kids' space, or entertaining. Stay cool all summer with central A/C, and enjoy your south-facing, fully fenced backyard complete with a two-tier deck, mature trees, storage shed, and raised garden beds—your own private outdoor retreat. Priced for a quick sale and with motivated sellers ready for their next chapter, this is your opportunity. Bring your offer!