

\$339,900 - 109 5th Avenue, Lashburn

MLS® #A2270002

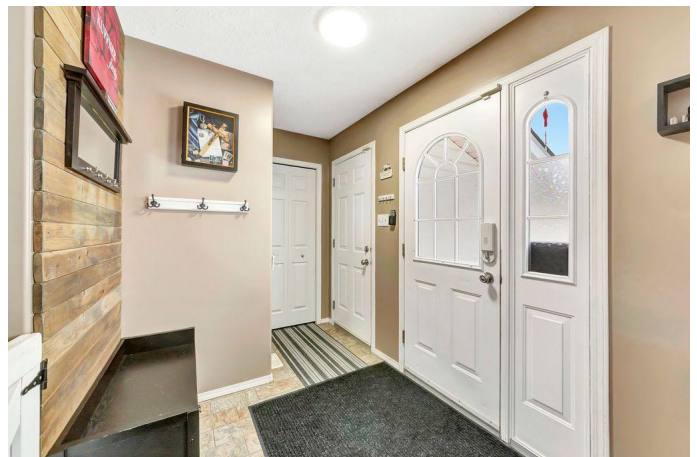
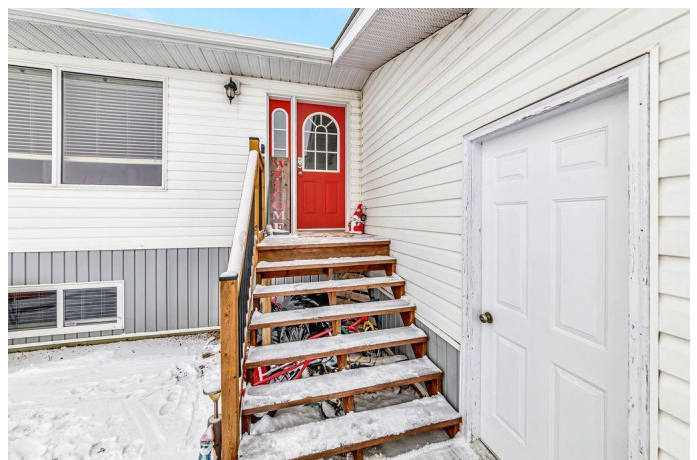
\$339,900

4 Bedroom, 3.00 Bathroom, 1,200 sqft

Residential on 0.16 Acres

NONE, Lashburn, Saskatchewan

This beautifully maintained family home offers the perfect balance of comfort, functionality, and small-town charm — just 20 minutes from Lloydminster. With an open floor plan, tons of storage, and thoughtful updates throughout, it's designed for stress free, easy living. The spacious kitchen features cabinets galore, a corner pantry, newer appliances, and generous counter space. Garden doors off the dining area lead to a large stained deck — ideal for summer entertaining or relaxing in your fully fenced backyard, surrounded by mature trees for privacy. Hot tub negotiable. Upstairs includes three bedrooms, including a large primary suite with a walk-in closet and 3-piece ensuite. Both main floor bathrooms feature updated lighting, custom tile work, and modern countertops. The basement offers a great place to relax with a custom-tiled wet bar and mini fridge, a cozy family room with reading nook and USB outlets, a rec area perfect for hobbies or a gym, another large bedroom, handy 2-piece bath, and a utility room with laundry facilities, excellent storage and a 2023 water heater. The home also includes central A/C and a double attached garage with shelving and a 240-volt plug. Lashburn is a welcoming community that blends small-town living with big amenities — including a newly opened daycare, K-12 schools, golf course, sportsplex, curling rink, and local shops — all just a short drive from the city. Affordable, comfortable, and move-in ready, this home checks all your families



boxes.

Built in 2006

Essential Information

MLS® #	A2270002
Price	\$339,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	109 5th Avenue
Subdivision	NONE
City	Lashburn
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Paved
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Freezer

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	November 10th, 2025
Days on Market	6
Zoning	RES

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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