

# \$299,900 - 4th Street E /76 Ross Avenue, Lashburn

MLS® #A2232657

**\$299,900**

6 Bedroom, 3.00 Bathroom, 2,342 sqft

Residential on 0.69 Acres

NONE, Lashburn, Saskatchewan

Welcome to 76 Ross Avenue in Lashburn, SK—a rare opportunity to own a spacious, family-friendly home set on five residential lots (0.69 acres) in a serene, park-like setting at the edge of town. Thoughtfully updated, the exterior features newer vinyl siding with eye-catching manufactured stone accents, updated shingles, and vinyl windows—all combining durability with timeless curb appeal. The large gravel driveway provides ample space for RV parking and includes plug-ins, while the beautifully landscaped yard offers mature trees, lush lilacs, a greenhouse, a garden, and a fenced area with a former pool ready to be revived for summer fun. Inside, the home delivers space and versatility with four main-floor bedrooms, two full bathrooms, and multiple living areas including a den, living room, and large family room. Stylish laminate and vinyl plank flooring and in-floor heating create a warm, inviting feel. Upstairs you'll find a charming bedroom, a playroom, and a 2-piece bath—perfect for kids or guests. Two bright, fully renovated lower levels offer even more space and potential. The NE basement includes a walkout entrance, in-floor heat, a new boiler, updated electrical panel, and access to a cold room and the heated 28' x 28' garage. The SW basement provides a massive rec room, an additional bedroom, and plenty of storage. With incredible value, thoughtful, quality updates, generous space, and true character, this home is ready to grow with your family and offer years of comfort, fun, and



functionality.

Built in 1938

### Essential Information

MLS® #	A2232657
Price	\$299,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,342
Acres	0.69
Year Built	1938
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	4th Street E /76 Ross Avenue
Subdivision	NONE
City	Lashburn
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 1H0

### Amenities

Parking Spaces	10
Parking	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage, Insulated, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Water Heater, Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Boiler, Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Exterior Entry, Full, Partially Finished, Walk-Up To Grade

## Exterior

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Other

## Additional Information

Date Listed	June 18th, 2025
Days on Market	84
Zoning	RES

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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