



**GRASSROOTS**  
REALTY GROUP

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2312 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2224525



**\$320,900**

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Heated Garage, Oversized, Parking Pad, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, See Remarks		

Heating:	Forced Air
Floors:	Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Calling All Investors and First-Time Home Buyers! Here's an opportunity you won't want to miss. Located in the highly sought-after Wallace Heights neighbourhood in southern Saskatchewan, this property features a thoughtfully designed floor plan with a 2-bedroom main suite and a 2-bedroom basement suite with a separate entrance and shared laundry &mdash; perfect for maximizing rental potential! What's the easiest way to ease into homeownership? Let your tenants help pay the mortgage! This solid home has seen numerous updates, so all that's left to do is move in and enjoy. And just wait until you see the huge backyard &mdash; fenced and offering a detached garage, storage shed, and plenty of private outdoor space for summer entertaining or relaxing. Don't sleep on this one &mdash; book your showing today!