



**GRASSROOTS**  
REALTY GROUP

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**3106 46 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2238939**



**\$274,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Aurora                 |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 833 sq.ft.             | <b>Age:</b>   | 1986 (39 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Irregular Lot          |               |                   |

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

**Inclusions:** NA

Welcome to this charming and move-in-ready home, ideally situated on a quiet street in a central location on the sought-after Saskatchewan side. With walking paths right outside your front door and surrounded by numerous parks and schools, this is the perfect place to start your homeownership journey! Step inside to discover a bright and functional main floor featuring two comfortable bedrooms, an updated main bathroom, and a modern kitchen that's as stylish as it is practical. Downstairs, the fully renovated basement showcases contemporary laminate flooring, neutral tones, and a spacious primary bedroom with a generous walk-in closet/dressing room – easily convertible to two bedrooms if needed. Enjoy the rest of the summer in your mature, private yard complete with a spacious deck, interlocking brick patio, storage shed, and beautiful mature trees providing shade and privacy. Whether you're entertaining or relaxing, this outdoor space is ready for it all. The oversized attached garage is a rare find, offering ample space and a convenient rear overhead drive-through door for added functionality. Major updates include newer shingles, furnace, hot water tank, and mostly vinyl windows throughout – giving you peace of mind as you settle into your new home. Don't miss this fantastic opportunity to get into a well-maintained home in a family-friendly area with space, style, and room to grow!