



GRASSROOTS
REALTY GROUP

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3113 47 Avenue
Lloydminster, Saskatchewan

MLS # A2241827



\$264,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,351 sq.ft.	Age:	1976 (49 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Located directly across the street from an elementary school, a sprawling park, and lush green space, this charming bungalow offers the perfect blend of comfort, convenience, and potential. Whether you're a first-time buyer or a savvy investor, this home checks all the boxes! Step inside to a freshly updated main floor featuring brand-new laminate flooring and a modern coat of paint that creates a bright and welcoming atmosphere throughout. With three spacious bedrooms and two full bathrooms—including a 3-piece ensuite in the primary suite—this home is move-in ready while still offering room to make it your own. The main floor bathrooms have been refreshed with updated hardware and fixtures, while the basement bathroom is currently mid-renovation, giving you a head start on finishing the space your way. Downstairs you'll find a flexible layout with space for up to three additional bedrooms, a large rec room, and even more possibilities thanks to the separate entry, existing plumbing for a kitchenette, and main-floor laundry that could be easily shared. Perfect for developing into a self-contained rental suite—cha-ching! Outside, enjoy a private and spacious yard with a double detached heated garage—ideal for vehicles, a workshop, or extra storage. Whether you're looking to break into the housing market or expand your investment portfolio, this home offers the rare combination of move-in readiness and future potential. Don't miss your chance to own this gem with built-in value!