



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1507 47A Avenue
Lloydminster, Saskatchewan

MLS # A2243223



\$510,000

Division:	Wallacefield		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,386 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: NA

This one is truly one-of-a-kind. Welcome to a 5-bedroom modified bi-level backing onto green space with no back neighbours. The main floor features a bright and spacious living room, a functional dining area, and a well-equipped kitchen built for everyday living and entertaining. Two bedrooms and a full 4-piece bath round out the main level. Upstairs, enjoy the privacy of a dedicated primary suite complete with a walk-in closet and a 3-piece ensuite. Downstairs, the fully finished basement includes two more bedrooms, a large family room, and the laundry area—giving you flexibility and extra space. Add in a triple attached garage and a rare Saskatchewan-side location, and you’ve got a home that truly stands out in Lloydminster.