



GRASSROOTS
REALTY GROUP

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**2908 45 Avenue
Lloydminster, Saskatchewan**

MLS # A2245637



\$335,000

| | | | |
|------------------|-----------------------------|---------------|-------------------|
| Division: | Aurora | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,119 sq.ft. | Age: | 1984 (41 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn | | |

| | | | |
|--------------------|--------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum | | |

Inclusions: none

Located across from Jaycee Hill and Winston Churchill School, this updated bi-level offers great value in a family-friendly neighbourhood. Featuring PVC windows, metal entry doors, good shingles, a high-efficiency furnace, and central A/C (just one year old), this home is move-in ready. The main floor has three bedrooms, including a primary with feature wall, walk-in closet, and 3-piece ensuite. Hardwood flooring runs through the living room and bedrooms. The finished basement adds two more bedrooms and extra living space. Enjoy the two-level deck (partially covered), garden area, and heated double detached garage. Central vac and a garden shed complete the package.