



GRASSROOTS
REALTY GROUP

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2311 46 Avenue
Lloydminster, Saskatchewan

MLS # A2245641



\$359,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,050 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: none

Tucked away on a corner lot in a quieter area of Lloyd SK, this 2008 bi-level offers 1,050 sq. ft. on the main floor plus a fully finished basement. The main level features an open-concept layout with plenty of natural light, two bedrooms, and two bathrooms. The primary suite includes a walk-in closet and full ensuite. The kitchen has a pantry, includes all appliances, and the dining area has patio doors leading to a deck, lower patio, and fenced backyard. Downstairs offers a spacious family room, two more bedrooms, and a full bath. The basement has dri-core subfloor, insulation in the ceiling for sound deadening, and rough in plumbing for a wet bar in the SE corner of the family room. Underground sprinklers and a heated double attached garage completes this well-kept home in a quiet, family-friendly location.