



GRASSROOTS
REALTY GROUP

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2628 46 Avenue
Lloydminster, Saskatchewan

MLS # A2257153



\$339,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	956 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Quartz Counters, Recessed Lighting		

Inclusions: Central Vac

Step inside this move-in ready 3-bedroom home on the Saskatchewan side of Lloydminster. With two bedrooms on the main floor and one downstairs, it's an ideal starter home that offers both comfort and flexibility. The heart of the home is the updated kitchen, featuring beautiful stone countertops, modern cabinetry, and a layout perfect for everyday living or entertaining. Durable laminate flooring flows throughout, adding a clean and contemporary feel. Downstairs, you'll find additional living space and a third bedroom—perfect for guests, a home office, or a growing family. Outside, enjoy a private backyard complete with a covered rear deck, providing a great spot to relax in any season. The detached double garage is insulated and heated, making it a year-round workspace or a cozy home for your vehicles. This property blends modern updates with practical features—ready for you to move in and start enjoying.