



2305 47 Avenue
Lloydminster, Saskatchewan

MLS # A2280287

\$284,900



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|-----------|-------------------|--------|-------------------|
| Division: | Wallacefield | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,141 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 4 | Baths: | 1 full / 2 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|-------------|---|------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Vinyl Plank, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | LDR |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | NA | | |

This west-facing home offers an excellent opportunity for first-time buyers or families looking for more space. Featuring four bedrooms and three bathrooms, the layout provides flexibility for growing households, home offices, or guests. The open-concept main floor creates a functional and connected living space, highlighted by quartz kitchen countertops that add a clean, modern finish. Step out to a private backyard that's well suited for relaxing, entertaining, or everyday family life. With a practical layout and strong value, this home is a solid option for those looking to enter the market.