3008 48 Avenue
Lloydminster, Saskatchewan

MLS # A2281054

$324,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,085 sq.ft.	**Age:**	1974 (52 yrs old)
Beds:	3	**Baths:**	2
Garage:	Asphalt, Driveway, Garage Door Opener, Garage Faces Front, Single Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Lawn, F		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum, Wood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Wood Frame	**Zoning:**	LDR
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

Inclusions:	N/A

Great Saskatchewan Location! Excellent location close to schools, playgrounds, parks, and shopping. This home offers outstanding street appeal with updated vinyl windows, new exterior paint, and new shingles on both the house and garage. The spacious kitchen features updated cabinets and ample countertop space, with direct access from the dining area through patio doors leading to a large deck overlooking a fully fenced, treed backyard. The bright living room boasts large windows and wood flooring. The main level includes three bedrooms and a four-piece bathroom. The basement offers a large L-shaped family room, a three-piece bathroom, a den, laundry area, and a cold room. A single detached garage and concrete driveway complete this great package. Move-in ready and ideally located — this home is a must-see!