



**GRASSROOTS**  
REALTY GROUP

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1808 47A Avenue  
Lloydminster, Saskatchewan

MLS # A2283814



**\$449,900**

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,113 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Ceiling Fan(s), Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Take a look at this Saskatchewan side 5-bed, 3- bath bi-level home with double attached garage in the desirable neighborhood of Wallacefield! The main floor features great sight lines and an open-concept living, dining and kitchen area with high ceilings and backyard access. The functional kitchen has stainless appliances, pantry and plenty of counter space. Dark trim and interior doors add a dramatic contrast against the neutral paint colors. There is a full 4-pc bathroom and 3 generously sized bedrooms on the main level with the primary bedroom boasting a large closet and 3-pc ensuite. The finished basement includes 2 more large bedrooms, a family room with wet bar and another 3-piece bathroom. The backyard has a deck and is fenced for privacy. In addition to the double garage, there is the front parking pad, side parking and RV parking. This home is conveniently located close to Wallacefield Park. Call to view & make this home yours!