



**3004 48 Avenue
Lloydminster, Saskatchewan**

MLS # A2291004



\$311,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,098 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	N/A		

Located in Lloydminster on the Saskatchewan side, this well-kept home sits on a quiet street close to schools and parks, making it a great location for families. The main floor features an open concept kitchen and living area that creates a bright and welcoming space for everyday living and entertaining. With 3 bedrooms upstairs and 2 bedrooms downstairs, there is plenty of room for a growing family or guests. The basement has seen thoughtful updates over the years, including updated flooring, paint, baseboards, trim, and a modern 3-piece bathroom. This functional lower level offers two bedrooms, a large living room, and a convenient laundry and storage area, giving the home plenty of flexible living space. Outside, the mature backyard offers a peaceful setting with plenty of room to enjoy the outdoors. The yard is well treed, has space for a garden, and provides the perfect place to relax and enjoy the summer months. A standout feature of the property is the huge double detached garage with an impressive 27-foot depth, offering excellent space for vehicles, storage, or a workshop. This property offers great space inside and out, all in a quiet and convenient Lloydminster location. The basement has seen thoughtful updates over the years, including updated flooring, paint, baseboards, trim, and a modern 3-piece bathroom. This functional lower level offers two bedrooms, a large living room, and a convenient laundry and storage area, giving the home plenty of flexible living space. Outside, the mature backyard offers a peaceful setting with plenty of room to enjoy the outdoors. The yard is well treed, has space for a garden, and provides the perfect place to relax and enjoy the summer months. A standout feature of the property is the huge double detached garage with an impressive 27-foot depth, offering excellent space for vehicles, storage, or a workshop.