



**3109 47 Avenue
Lloydminster, Alberta**

MLS # A2297358



\$309,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	972 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this charming and well-maintained 4-bedroom, 2-bathroom home located directly across from Father Gorman School in Lloydminster, Saskatchewan — an ideal spot for families! This quaint home offers a functional layout with 3 bedrooms up and 1 down, providing great separation for families, guests, or a home office setup. Over the past 10 years, the home has seen numerous updates, giving buyers confidence and peace of mind. Improvements include shingles on both the house and detached garage, vinyl siding, windows, exterior doors, overhead garage door, updated flooring, and some appliances. The furnace was replaced approximately 3 years ago, and the hot water tank was replaced in the last 6 months. Outside, you’ll appreciate the 24 x 24 detached garage and the unbeatable location — just steps from Father Gorman School, parks, and nearby amenities. Whether you’re a first-time buyer, investor, or looking to downsize without sacrificing space, this property is a fantastic opportunity! Check out the Virtual Tour!