



2305 46 Avenue  
Lloydminster, Saskatchewan

MLS # A2298815

**\$449,900**

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,422 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Private		



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Hot Tub, Play Structure

Fantastic Sask side location with no back neighbours on a very quiet street. This 5 bedroom, modified bi-level is move-in ready with a lot of perks including: Central air conditioning, RV parking, new flooring, hot tub and a double attached heated garage! This home offers a great floor plan with the kitchen featuring a large island, garburator, corner pantry and ample cabinet and counter top space. The primary bedroom is a generous size and has a walk-in closet and ensuite. The basement is complete for you with 2 bedrooms, an additional bathroom and a large family room. From the heated garage to the private hot tub and quiet Sask-side location, every detail of this move-in-ready home is designed to elevate your lifestyle—just turn the key and welcome home!