

2004 47 Avenue
Lloydminster, Alberta

MLS # A2218242

\$419,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,159 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: none

This 3+2 bedroom Saskatchewan side bi-level is the perfect blend of function, comfort, and style—and it's going to sell fast! Featuring recently upgraded engineered flooring, this home offers a spacious dining area and a massive kitchen island—ideal for busy family life or weekend hosting. Outside, you'll find a double attached garage, RV parking, and central air conditioning, making this home as practical as it is comfortable. The fully developed basement includes a huge rec room, with potential to easily add a 6th bedroom if needed. Homes like this on the Saskatchewan side don't last—the market is hot, and this one checks all the boxes. Turn the key and move right in—before it's gone!