

1814 47A Avenue
Lloydminster, Saskatchewan

MLS # A2218481

\$349,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,018 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Detached		
Lot Size:	1.37 Acres		
Lot Feat:	Irregular Lot, Lawn, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, See Remarks		

Inclusions: N/A

Bright, efficient, and move-in ready! This beautifully maintained 1,018 sq. ft. bi-level, built in 2007, offers a warm and inviting interior with modern, tasteful colors throughout. Spacious rooms filled with natural light and stylish floating shelves add both charm and function. With four bedrooms and two full bathrooms—including a main bath with ceramic tile and in-floor heating—this home is designed for comfort. You’ll enjoy central air conditioning, a private deck with a natural gas BBQ line, and a beautifully kept yard. The oversized 17’ x 23’ detached garage and extra-long driveway provide plenty of parking. Solar panels help reduce utility costs in the spring and summer, making this a smart and stylish choice!