

3307 47 Avenue
Lloydminster, Saskatchewan

MLS # A2220210

\$289,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,040 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: none

Located on the Saskatchewan side of Lloydminster, this well-kept bungalow is ideally situated within walking distance to both Father Gorman and Jack Kemp Schools. A great fit for families, the home offers three spacious bedrooms on the main floor and a fourth downstairs. There are two bathrooms on the main level and an additional bathroom in the basement. The kitchen includes a handy pantry, and PVC windows throughout the main floor add to the home's efficiency. Downstairs features a large family or recreation room, perfect for gatherings or kids's activities. The oversized single garage and long driveway provide ample parking. Enjoy the low-maintenance paving stone patio out back—great for outdoor meals or relaxing. A solid home in a great location, ready for your family to move in.