

1319 47A Avenue
Lloydminster, Saskatchewan

MLS # A2213221

\$470,000

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,280 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Welcome Home! This is an excellent South Lloydminster location where you can enjoy the green space and views of Wallacefield Park and pond right from your kitchen window! Landscaping is complete and the fully fenced rear yard features an easy access gate that allows you to enjoy the park that is available right outside your back door. You will find great curb appeal with beautiful brick work, front entry patio and shrubs planted along the walkway. There is RV parking and an insulated and heated 22x26 garage. You are welcomed to a supersized front entry way providing plenty of room for all to get inside and tuck away coats and boots. There are sensor lights in the stairways and all of the flooring has been replaced with new easy to maintain laminate, the entry way and main floor baths both have tasteful, modern tile. This is a no carpet home! The kitchen is sure to please any home chef or baker with plenty of cupboard space, a beautiful backsplash, massive island with room for bar stools, built in desk station, corner pantry and an included stainless steel appliance package. Enjoy the over-sized bedrooms on the main floor and the spa like ensuite off the primary with a corner soaking tub and separate shower. The basement is finished with an abundant family room area, two bedrooms, four piece bath and the supersized laundry/storage/utility area. Added bonuses here are the easy access to green space and the view, central A/C, garburator, reverse osmosis system, two year old washer and dryer set, central vac and hard floor attachments. The living room curtains are not included in the sale. Properties such as this are rare to come to market and do not tend to last long. Make your move!