



2305 46 Avenue
Lloydminster, Saskatchewan

MLS # A2298815



\$449,900

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

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	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!