



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2713 47 Avenue
Lloydminster, Saskatchewan

MLS # A2301326



\$179,900

Division:	Aurora		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	590 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air

Floors: Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Priced to sell this unit is perfect for Investors or first-time home buyer opportunity with affordability and functionality in mind. This duplex offers a rare full backyard, creating space, privacy, and added value that's hard to find at this price point. The home has seen modernization updates, giving it a clean, refreshed feel while still leaving room to add your own touches. This property has new triple pane windows in 2023, New outdoor shed and concrete pad in 2024, the rear deck and stairs were replaced in 2025. This duplex has fresh paint and an upgraded kitchen. This property has immense opportunity!!