



3501 47 Avenue
Lloydminster, Saskatchewan

MLS # A2302974



\$282,500

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	905 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Garden, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: N/A

Make your move! A centrally located Aurora neighbourhood bungalow with a double detached garage is seeking new owners. This is a no carpet home and some important updates have been completed, such as a new bright white kitchen with an updated appliance package, two new windows (kitchen and primary bedroom) and bathroom refreshes. The eat-in kitchen has a tasteful tile backsplash, soft close cabinetry and a deep pantry for extra storage. There are some updates yet to complete to continue to build your equity in Lloydminster's busy marketplace. Close proximity to either public or Catholic elementary schools. The rear yard is nicely treed with a garden plot, storage shed and is partially fenced. The back porch addition is easily removed should a future purchaser not require it. The Seller is still working on removing the items from the yard that were frozen in, this will be all cleaned up for a possession date. A flexible possession date can be accommodated. Welcome Home!