



1519 49 Avenue
Lloydminster, Saskatchewan

MLS # A2324660



\$414,777

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, Storage, Vaulted Ceiling(s)		

Inclusions: Shed

Welcome home to a place where comfort, community, and family living come together. Nestled in a quiet, welcoming neighbourhood, this home offers the perfect setting for creating lasting memories. Friendly neighbours and a true sense of community make this an exceptional place to put down roots. Designed with families in mind, you'll love the spacious layout and thoughtful features throughout. Beautiful hardwood floors on the upper level bring warmth and timeless character, while the fully finished basement offers flexible space for movie nights, a kids' playroom, a home gym, or accommodating overnight guests. Step outside to your own private backyard retreat. Whether you're hosting summer barbecues on the two-tier deck, watching the kids play, or simply unwinding after a long day, this outdoor space is sure to become one of your favourite places to relax. The attached double garage provides everyday convenience along with plenty of storage for vehicles, tools, and seasonal items. Located close to schools, parks, shopping, and all the amenities you need, you'll enjoy the perfect balance of peaceful living and easy access to everything your family needs. With numerous updates already completed, this move-in ready home allows you to settle in with confidence and start enjoying everything it has to offer from day one. Check out the 3D virtual tour!