



1315 47A Avenue
Lloydminster, Saskatchewan

MLS # A2324756



\$709,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,046 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, 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, See Remarks		

Inclusions: Wet Bar, Air Exchanger, T.V. Mounts, Sound System, Natural Gas BBQ Hookup,

Beautifully updated executive bungalow with breathtaking views of the lake and expansive green space behind the property. Offering the perfect blend of style, comfort, and functionality, the bright open-concept main floor features new lace oak luxury vinyl plank flooring, updated lighting, and an inviting layout designed for both everyday living and entertaining. The thoughtfully designed kitchen is complemented by an impressive butler's pantry, providing exceptional storage and prep space. The spacious primary suite includes a renovated ensuite highlighted by a gorgeous new freestanding tub. Recent upgrades also include a new water softener and hot water tank. The oversized triple attached garage offers exceptional space for vehicles, tools, and recreational toys, while the drive-through bay door provides easy access to the backyard. From the peaceful lake views to the thoughtful updates and meticulous care throughout, this home offers a rare opportunity to enjoy luxury living in an exceptional setting.