



**3509 47 Avenue
Lloydminster, Saskatchewan**

MLS # A2326038



\$299,369

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	992 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

The bright eat-in kitchen provides plenty of room for everyday meals, while the fully finished basement features a large family/rec room plus two additional flex rooms—perfect for a home office, gym, hobby room, or guest space. Step outside to enjoy the large, private, fully fenced backyard complete with a garden, a generous patio just off the back door, and plenty of room for kids and pets to play. The 24' x 24' detached garage offers excellent parking and storage, with an attached 8' x 16' lean-to for all your seasonal equipment and outdoor gear. Recent updates include new shingles in 2024 and a hot water heater replaced in 2018. The main floor features durable laminate flooring, with lino in the kitchen and comfortable carpeting throughout the basement. Location is hard to beat! Situated directly across the street from Jack Kemp School and just a few blocks from Father Gorman School, this home is also within walking distance of the ball diamonds and the Cenovus Energy Hub. With easy access to all areas of Lloydminster, you'll appreciate the convenience this neighborhood has to offer. Pride of ownership is evident throughout this move-in-ready home. It's ready to welcome its next family and create years of lasting memories. Don't miss your opportunity to make it yours!