



**1314 47A Avenue
Lloydminster, Saskatchewan**

MLS # A2327455



\$499,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,023 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Lawn		

Heating: Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: LDR

Foundation: Preserved Wood

Utilities: -

Features: Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sump Pump(s)

Inclusions: N/A

A Saskatchewan Bi-Level open concept style home features 5 bedrooms, 3 4pce bathrooms, and insulated double attached garage. The main floor features a high ceiling foyer, the living room, kitchen/dining room with stainless steel appliances a gas stove, a door access to the deck, master bedroom with 4-piece ensuite, a second bedroom, 4-piece bathroom, and all laminate flooring throughout. In the basement you will find a family room, 3 additional bedrooms, 4-piece bathroom, laundry/utility room, nicely done understairs storage room, and laminate flooring throughout as well. Seller is the first owner, and you will be the second owner. The house is built for them in 2013. The backyard is fully fence with trees and spacious for your kids and pets to play. It is easy access to highway 16 and 17 with all the nearby amenities like groceries, school, parks , coffee shops, gas station and the Cervus Sports Centre.