



GRASSROOTS
REALTY GROUP

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1316 47 Avenue Close
Lloydminster, Saskatchewan

MLS # A2327669



\$639,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,641 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry		
Inclusions:	none		

Set in a desirable cul-de-sac on the Saskatchewan side of Lloydminster, this impressive 1,641 sq. ft. modified bi-level offers a good combination of space, style, and an exceptional location. Backing onto green space with walking paths leading to a nearby park and ball diamond, this walk-out home is designed for comfortable family living. The open-concept great room is designed for both everyday living and entertaining, featuring a spacious kitchen with a large island, stone countertops, and seamless flow into the dining and living areas. Two bedrooms and a full bathroom complete the main floor, while the private primary suite above the garage offers a generous retreat with a walk-in closet and an impressive five-piece ensuite. The fully finished walk-out basement expands the living space with a large family room, an additional bedroom, full bathroom, dedicated laundry room, and plenty of storage. The triple heated garage is equipped with both hot and cold water lines, adding convenience for year-round use. A spacious family home in one of Lloydminster's most desirable neighbourhoods, offering comfort, functionality, and an exceptional setting.