



GRASSROOTS
REALTY GROUP

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2810 45 Avenue
Lloydminster, Saskatchewan

MLS # A2335246



\$339,950

Division:	East Lloydminster		
Type:	Residential/House		
Style:	4 Level Split		
Size:	966 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	LDR
Utilities:	-

Inclusions: N/A

Welcome to this completely renovated four-level split in the Aurora neighbourhood, offering a fresh, modern feel with a practical layout and plenty of space for the whole family. With vinyl plank flooring throughout and no carpet, the home is easy to maintain and move-in ready. The main floor features an open living and dining area that flows into the updated kitchen complete with stainless steel appliances, quartz counter tops and plenty of room for everyday living and entertaining. Upstairs, you'll find a four-piece bathroom, a spacious primary bedroom and an additional bedroom. The lower level offers a large family room, another bedroom and a three-piece bathroom, providing a comfortable space for guests, teenagers or family movie nights. The fourth level adds even more flexibility with a recreation or games area, along with a large utility and storage room. Laundry is also located on this level with lots of space.. Completely renovated and thoughtfully laid out, this Aurora home offers four levels of finished living space with plenty of room to spread out.