



GRASSROOTS
REALTY GROUP

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3103 47 Avenue
Lloydminster, Saskatchewan

MLS # A2336089



\$299,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	960 sq.ft.	Age:	1976 (50 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows		

Inclusions: NA

Welcome to 3103 47 Avenue in Lloydminster, Saskatchewan. This extensively updated 960 sq. ft. bungalow offers a great combination of major renovations, functional living space, and the added versatility of a basement suite. Significant upgrades have already been completed, including attractive Hardie board siding, updated vinyl windows, newer shingles, a high-efficiency furnace, newer hot water tank, and upgraded electrical. These improvements provide buyers with the benefit of many of the major components having already been addressed. Inside, the home feels bright and inviting, with large windows allowing plenty of natural light to fill the living spaces. Enjoy the large windows and pot lighting open concept main floor. The developed lower level features a non-conforming basement suite with 2 bedrooms large kitchen and your own laundry area . Located in an established Lloydminster neighborhood with convenient access to schools, shopping, parks, and other everyday amenities, this property offers an excellent opportunity for buyers looking for an updated home with versatile additional living space. With its substantial list of improvements, bright interior, manageable 960 sq. ft. footprint, and flexible basement development, 3103 47 Avenue is a property that deserves a closer look. Book your private showing today.