



GRASSROOTS
REALTY GROUP

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2013 46 Avenue
Lloydminster, Saskatchewan

MLS # A2346489



\$429,900

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,160 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This Saskatchewan-side bi-level checks all the boxes for comfortable family living! Tucked away on a quiet street in a family-friendly neighbourhood, this 1,160 sq. ft. home offers a heated double attached garage, a great-sized backyard, and the added bonus of no rear neighbours. Inside, you'll love the bright, open layout that makes everyday living easy. The kitchen offers an abundance of cabinetry and countertop space while staying connected to the dining and living areas—perfect for keeping an eye on the kids or visiting with family and friends while you cook. The main floor features three bedrooms, including a spacious primary bedroom complete with a walk-in closet and its own ensuite. Downstairs, there's plenty more room to spread out! The large family room is made extra cozy with a gas fireplace, while two additional bedrooms provide great options for older kids, guests, a home office, craft room, or workout space. A nicely sized laundry room with additional storage completes the lower level. With five bedrooms, plenty of living space, a heated garage, and a backyard with no neighbours behind, this is a fantastic family home in a great Saskatchewan location!