



GRASSROOTS
REALTY GROUP

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2008 47 B Avenue Close
Lloydminster, Saskatchewan

MLS # A2347893



\$579,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,422 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Many Trees		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Central Vacuum, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound		

Inclusions: N/A

This might just be the Saskatchewan home you've been waiting for! Tucked away in a quiet cul-de-sac, this beautifully maintained 4-bedroom, 3-bathroom home offers space, style and plenty of features to love. Situated on a large lot with RV parking and underground sprinklers, the outdoor space is just as impressive as the home itself. The curb appeal? Absolutely beautiful, with gorgeous stone work adding timeless character to the front of the home. Inside, you'll find a unique layout with the primary bedroom on its own level, complete with a walk-in closet and a 4-piece ensuite. The vaulted ceilings add to the open, spacious feel, while the gas fireplace in the basement creates the perfect cozy spot to unwind. The basement also features its own separate entrance, offering excellent flexibility for a growing family, guests or future possibilities. And then there's the garage… this is one you'll want to see! Measuring an impressive 20' x 24', it features in-floor heat, vinyl siding, and epoxy flooring, making it more than just a place to park your vehicles — it's a seriously cool space to work, entertain or simply hang out. Add in central air-conditioning, tankless water heater, RV parking, mature tree's all located on a large corner lot, and you have a home that checks all the of boxes! A quiet location, a fantastic layout, beautiful curb appeal and a garage that is sure to be a favourite — come see why this Saskatchewan home might be the one you've been waiting for!