



GRASSROOTS
REALTY GROUP

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2503 43 Avenue
Lloydminster, Saskatchewan

MLS # A2348945



\$449,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,036 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn, No Nei		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, See Remarks, Storage		

Inclusions: NA

If garage space and a great backyard are high on your list, this property has both. Tucked into a quiet cul-de-sac within walking distance of Winston Churchill School, this 4-bedroom, 2-bathroom home offers a practical family layout along with some features that are getting harder to find. Inside, the kitchen has a large working island with plenty of room for everyday meals and prep, while hardwood floors and a natural gas fireplace add warmth to the main living space. Main-floor laundry is another nice convenience, and the home also features an ensuite and air conditioning. Downstairs, the high ceilings help the basement feel comfortable and spacious. Outside is where this property really stands out. The backyard is huge, with no rear neighbours and plenty of room for kids, pets, gardening, or simply enjoying the extra space. A large multi-level deck gives you even more usable outdoor living area throughout the warmer months. Then there's the garage. It's oversized and offers the kind of extra room that can make a big difference—park the vehicles inside and still have space for tools, storage, woodworking, motorcycles, sleds, or weekend projects. A quiet cul-de-sac, a big private backyard, an oversized garage, and a functional 4-bedroom home make this a property with a lot to offer for everyday family living.