



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3113 47 Avenue
Lloydminster, Saskatchewan

MLS # A2351376



\$359,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1976 (50 yrs old)
Beds:	6	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Insulated, Parkade		
Lot Size:	0.18 Acre		
Lot Feat:	City Lot, Few Trees, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Make your move to this well maintained and updated home located across from an elementary school and green space - this nicely updated bungalow style home is ready for you to move in and enjoy. This home features a modern feel, with updated laminate flooring and newer paint throughout the main floor makes this home exceptional in its price range - helping it shine above any of the competition you will find in the market today. There is a total of three bedrooms on the main floor with two additional bedrooms in the basement - ready for teenagers or just flex area for when you have people visiting. There are two bathrooms upstairs... one of which is located off the master bedroom, a main bathroom and another in the basement. The yard is private and very spacious - a perfect place to relax and enjoy the outdoor space at the end of your day. The oversized detached garage is perfect for winter storage of vehicles or for any hobbies you may have, and it measures 24' wide by 30' deep. Everything about this home is exceptional, and we know you will fall in love with it the moment you walk through the door!!