

2908 45 Avenue
Lloydminster, Saskatchewan

MLS # A2245637



\$335,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,119 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

Located across from Jaycee Hill and Winston Churchill School, this updated bi-level offers great value in a family-friendly neighbourhood. Featuring PVC windows, metal entry doors, good shingles, a high-efficiency furnace, and central A/C (just one year old), this home is move-in ready. The main floor has three bedrooms, including a primary with feature wall, walk-in closet, and 3-piece ensuite. Hardwood flooring runs through the living room and bedrooms. The finished basement adds two more bedrooms and extra living space. Enjoy the two-level deck (partially covered), garden area, and heated double detached garage. Central vac and a garden shed complete the package.