

2603 46 Avenue  
Lloydminster, Saskatchewan

MLS # A2248469



**\$308,000**

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	968 sq.ft.	Age:	1988 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		

Inclusions: NA

A great neighbourhood to live in! Close to schools and parks, this very well kept 3 bedroom bi-level is up for grabs! Completed up and down and a bathroom on each level. This home shows with pride from the front entry, into the bright living room, good size dining area. Two bedrooms on the main level. Family room for tv nights and a large bedroom complete the basement. There's a storage room with built in shelves as well. Looking for a home with a garage? You'll appreciate this heated oversized double garage. Fully fenced yard as well!