

**3312 48 Avenue
Lloydminster, Saskatchewan**

MLS # A2249791



\$254,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	857 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases		

Inclusions: NA

Step into comfort and value with this welcoming 4-bedroom, 2-bath home—perfect for first-time buyers or investors. The main floor offers a bright living room with easy-care laminate flooring, a practical kitchen and dining space, a full 4-piece bathroom, and three bedrooms, including the primary. Downstairs, you’ll find plenty of room to spread out. A large family room, a 3-piece bathroom, an oversized bedroom, plus a laundry room and extra storage provide lots of potential for your own personal touch. Outside, enjoy a fully fenced backyard with fruit trees, shrubs, and three handy storage sheds. The oversized single detached garage and gated driveway add convenience and security, while the spacious yard is ideal for gatherings or simply relaxing. This property is move-in ready and full of opportunity—don’t miss your chance to make it yours!