

**2305 47 Avenue
Lloydminster, Saskatchewan****MLS # A2280287****\$284,900**

Division:	Wallacefield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,141 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		
Inclusions:	NA		

This west-facing home offers an excellent opportunity for first-time buyers or families looking for more space. Featuring four bedrooms and three bathrooms, the layout provides flexibility for growing households, home offices, or guests. The open-concept main floor creates a functional and connected living space, highlighted by quartz kitchen countertops that add a clean, modern finish. Step out to a private backyard that's well suited for relaxing, entertaining, or everyday family life. With a practical layout and strong value, this home is a solid option for those looking to enter the market.