

\$336,900 - 2002 47 Avenue, Lloydminster

MLS® #A2066006

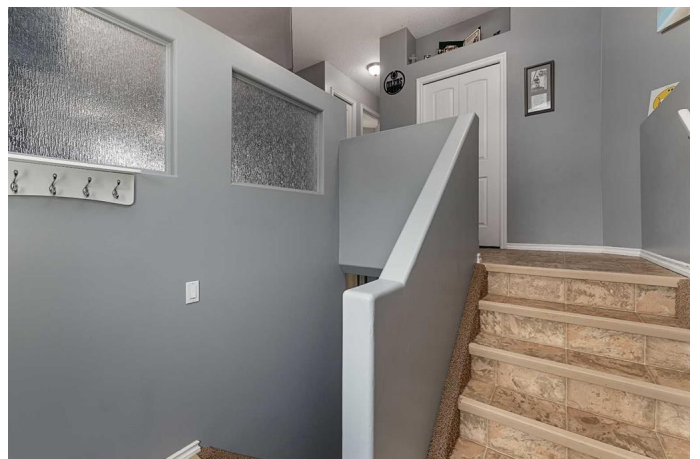
\$336,900

6 Bedroom, 3.00 Bathroom, 1,353 sqft

Residential on 0.13 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Welcome Home! If you are seeking a custom built, Saskatchewan side home in a great location look no further! With 1,353 square feet, six bedrooms and three bathrooms this family home provides room for everyone. The corner lot leaves you with only two neighbours and great parking opportunities beyond the insulated, double attached garage. BONUS: a snowblower will be included in the sale! The yard is landscaped, fully fenced and the back yard features a fire pit area and a two tier deck, the top tier is covered for easy access for BBQs even in inclement weather. Inside you are welcomed to a nicely maintained and clean home with a large entry way plus the bonus of the main level foyer with storage closet – plenty of room for getting coats and boots out of sight. The living area is expansive with vaulted ceiling, arches to the dining area, and hardwood flooring. The kitchen is a supersized space with room for a nice sized dining table, plenty of counter space, a pantry, an included stainless steel appliance package. There is a window overlooking the back yard from the kitchen sink as well as direct access to the covered top deck. All three upstairs bedrooms are a fantastic size and the master bedroom features a private three piece ensuite and walk in closet. Downstairs is a newly finished space with tasteful, modern laminate flooring, three additional bedrooms, four piece bath and a massive laundry/utility area for additional



storage needs. This is a one owner home.
Schedule your private viewing today and let
your family grow here, make your move!

Built in 2009

Essential Information

MLS® #	A2066006
Price	\$336,900
Sold Price	\$330,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,353
Acres	0.13
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2002 47 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1N8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	High Ceilings, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Irregular Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 14th, 2023
Date Sold	November 22nd, 2023
Days on Market	131
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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