

\$319,900 - 2706 47a Avenue, Lloydminster

MLS® #A2164810

\$319,900

4 Bedroom, 3.00 Bathroom, 1,405 sqft

Residential on 0.22 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Super Saskatchewan home! Here's a well laid out 4 bed 3 bath bungalow measuring over 1,400 sq.ft. that's had a ton of upgrades! Located on a huge well treed lot that's almost twice as big as average, and comes with a newer big private deck. There's even a water connection to a well next door for watering with a minimal cost. The oversized double garage had new openers in 2019. Step inside and be impressed as you've got a big kitchen with tons of cupboards and countertop space and a big island. The dining room is a great gathering space for large get togethers as it's extra large as well and the classic living room gives you ample room to relax. This home has 3 bedrooms upstairs which is ideal for a family with younger children. The upstairs also features newer flooring and some newer window trim, upgraded lighting and electrical, new shower, new vanity in ensuite which also has a jet tub and dual sinks and new vanity in main bath. Another plus is the main floor laundry. Downstairs you'll find more upgrades including flooring, upgraded bath with shower and pedestal sink, new vanity and mirror and more. The downstairs has a lot of open space for creating a playroom along with room for a fitness area and family room. All this and the appliances were replaced in the last 5 years (with exception of the dryer) there's a newer Rinnai on demand hot water system, a newer furnace, updated shingles, some newer windows, fresh paint, and there's even



central air conditioning, Check out the 3D tour.

Built in 1978

Essential Information

MLS® #	A2164810
Price	\$319,900
Sold Price	\$319,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,405
Acres	0.22
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2706 47a Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1H2

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Garage Control(s), Refrigerator, Central Air Conditioner, Dryer, Electric Stove, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 7th, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.