

2603 46 Avenue  
Lloydminster, Saskatchewan

MLS # A2248469



**\$299,900**

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

|                    |                                                          |                   |   |
|--------------------|----------------------------------------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air                                               | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Vinyl Plank                  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle                                          | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Finished, Full                                           | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Wood Frame                                               | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Wood                                                     | <b>Utilities:</b> | - |
| <b>Features:</b>   | 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!