

**2312 47 Avenue**  
**Lloydminster, Alberta**

**MLS # A2206857**



**\$335,000**

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Oversized, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), See Remarks		

**Inclusions:** shed

Don't miss out on this charming 4 bedroom home with basement suite and large backyard! Featuring 2 bedrooms on the main level, with living area, kitchen and 4 piece bathroom. 2 bedrooms, living area (with a fireplace!), kitchen and 4 piece bathroom in the basement as well, for the unique opportunity to generate extra income or just have more kitchen space when your getting ready to entertain. The large backyard is fully fenced for privacy, perfect for outdoor activities or relaxing in your own space. You'll love the garden area and raspberry patch, completed with a shed. Additional features include single car garage for secure parking and storage as well as parking pad, providing you with ample parking. Book your showing for this fantastic opportunity today!