

**2304 46A Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2183797**



**\$399,900**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	1,968 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage		

**Inclusions:** N/A

Located in a quiet, family-friendly cul-de-sac, this is a home that you can grow into!! Offering over 1,800 square feet and 4 big bedrooms upstairs with the master featuring a full ensuite and double closets. The main living space of this home is beautiful and has an open plan for easy entertaining with numerous updates throughout including paint, flooring and fixtures. The kitchen has a large pantry, an island and offers lots of cabinetry. The dining space is nice and bright with a patio door access to the big backyard with a garden area, fruit trees, gazebo, hot tub and lots of room for the pets and kids to run! A 23x21 attached heated garage and RV parking are perks to this fantastic home package.