

**2602 42 AvenueClose
Lloydminster, Saskatchewan**

MLS # A2206133



\$449,900

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	1997 (28 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, In		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, No Neighbours Beh		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

This property is situated on a massive (10,290 square feet!) pie shaped lot with no back neighbours. Prime, family-friendly cul-de-sac location a short walk from Winston Churchill School and JC Park. This impressive home offers over 1,900 square feet with a functional floorplan and updated flooring. The kitchen has a large island, ample cabinetry, updated appliances and lots of storage. You'll also find main floor laundry in the 2 piece bathroom, 2 living room spaces, a dining room and a den on the main floor. Upstairs you have 4 great sized bedrooms, a full bathroom with double sinks and the primary featuring a generous sized walk-in closet and a full ensuite with double sinks. The basement is developed with a play area, large bedroom, 3 piece bathroom with a gorgeous tiled shower a cozy family room and lots of storage. This home package also has central air conditioning, a double attached heated garage and new shingles. This property has room to grow inside and out!