



**2311 46 Avenue , Lloydminster, Saskatchewan - \$359,900**



Main Photo

## Property Description

Tucked away on a corner lot in a quieter area of Lloyd SK, this 2008 bi-level offers 1,050 sq. ft. on the main floor plus a fully finished basement. The main level features an open-concept layout with plenty of natural light, two bedrooms, and two bathrooms. The primary suite includes a walk-in closet and full ensuite. The kitchen has a pantry, includes all appliances, and the dining area has patio doors leading to a deck, lower patio, and fenced backyard. Downstairs offers a spacious family room, two more bedrooms, and a full bath. The basement has dri-core subfloor, insulation in the ceiling for sound deadening, and rough in plumbing for a wet bar in the SE corner of the family room. Underground sprinklers and a heated double attached garage completes this well-kept home in a quiet, family-friendly location.

## REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

**Website:** <https://www.real-estate-homes.ca/>

*Courtesy Of: RE/MAX OF LLOYDMINSTER*



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