

# \$324,900 - 2312 47 Avenue, Lloydminster

MLS® #A2224525

**\$324,900**

4 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.21 Acres

Wallacefield, Lloydminster, Saskatchewan

Calling All Investors and First-Time Home Buyers!

Here's an opportunity you won't want to miss. Located in the highly sought-after Wallace Heights neighbourhood in southern Saskatchewan, this property features a thoughtfully designed floor plan with a 2-bedroom main suite and a 2-bedroom basement suite with a separate entrance and shared laundry – perfect for maximizing rental potential!

What's the easiest way to ease into homeownership? Let your tenants help pay the mortgage! This solid home has seen numerous updates, so all that's left to do is move in and enjoy.

And just wait until you see the huge backyard – fenced and offering a detached garage, storage shed, and plenty of private outdoor space for summer entertaining or relaxing.

Don't sleep on this one – book your showing today!

Built in 1981

## Essential Information

MLS® #                   A2224525

Price                     \$324,900



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.21
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2312 47 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1L3

### **Amenities**

Parking Spaces	4
Parking	Heated Garage, Oversized, Parking Pad, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks
Appliances	Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 25th, 2025
Days on Market	27
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
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