

# \$470,000 - 1319 47a Avenue, Lloydminster

MLS® #A2213221

**\$470,000**

4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.14 Acres

Wallacefield, Lloydminster, Saskatchewan

Welcome Home! This is an excellent South Lloydminster location where you can enjoy the green space and views of Wallacefield Park and pond right from your kitchen window! Landscaping is complete and the fully fenced rear yard features an easy access gate that allows you to enjoy the park that is available right outside your back door. You will find great curb appeal with beautiful brick work, front entry patio and shrubs planted along the walkway. There is RV parking and an insulated and heated 22x26 garage. You are welcomed to a supersized front entry way providing plenty of room for all to get inside and tuck away coats and boots. There are sensor lights in the stairways and all of the flooring has been replaced with new easy to maintain laminate, the entry way and main floor baths both have tasteful, modern tile. This is a no carpet home! The kitchen is sure to please any home chef or baker with plenty of cupboard space, a beautiful backsplash, massive island with room for bar stools, built in desk station, corner pantry and an included stainless steel appliance package. Enjoy the over-sized bedrooms on the main floor and the spa like ensuite off the primary with a corner soaking tub and separate shower. The basement is finished with an abundant family room area, two bedrooms, four piece bath and the supersized laundry/storage/utility area. Added bonuses here are the easy access to green space and the view, central A/C, garburator, reverse osmosis system, two year old washer



and dryer set, central vac and hard floor attachments. The living room curtains are not included in the sale. Properties such as this are rare to come to market and do not tend to last long. Make your move!

Built in 2012

### **Essential Information**

MLS® #	A2213221
Price	\$470,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	1319 47a Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2G6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Pond

### **Interior**

Interior Features	Kitchen Island, Laminate Countertops, Dishwasher, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Gas Furnace, Microwave Hood
Heating	Forced Air, Natural Gas, Floor Heating
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park, Mature Trees/Shrub(s), Irregular Lot, No Creek/River/Stream/Pond, Wooded
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	26
Zoning	R1

**Listing Details**

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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