

# \$335,000 - 2312 47 Avenue, Lloydminster

MLS® #A2206857

**\$335,000**

4 Bedroom, 2.00 Bathroom, 935 sqft  
Residential on 0.21 Acres

Wallacefield, Lloydminster, Alberta

Don't miss out on this charming 4 bedroom home with basement suite and large backyard!

Featuring 2 bedrooms on the main level, with living area, kitchen and 4 piece bathroom. 2 bedrooms, living area (with a fireplace!), kitchen and 4 piece bathroom in the basement as well, for the unique opportunity to generate extra income or just have more kitchen space when your getting ready to entertain. The large backyard is fully fenced for privacy, perfect for outdoor activities or relaxing in your own space. You'll love the garden area and raspberry patch, completed with a shed. Additional features include single car garage for secure parking and storage as well as parking pad, providing you with ample parking.

Book your showing for this fantastic opportunity today!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206857    |
| Price          | \$335,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 935         |
| 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    | Alberta        |
| 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, Stove(s), Washer/Dryer, Window Coverings, See Remarks |
| 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, Garden, Lawn, Fruit Trees/Shrub(s), See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 29th, 2025 |
| Days on Market | 24               |

Zoning R1

## **Listing Details**

Listing Office 2 PERCENT REALTY ELITE

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