

# \$349,900 - 1814 47a Avenue, Lloydminster

MLS® #A2218481

## \$349,900

4 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 1.37 Acres

Wallacefield, Lloydminster, Saskatchewan

Bright, efficient, and move-in ready! This beautifully maintained 1,018 sq. ft. bi-level, built in 2007, offers a warm and inviting interior with modern, tasteful colors throughout. Spacious rooms filled with natural light and stylish floating shelves add both charm and function. With four bedrooms and two full bathrooms—including a main bath with ceramic tile and in-floor heating—this home is designed for comfort. You™ll enjoy central air conditioning, a private deck with a natural gas BBQ line, and a beautifully kept yard. The oversized 17' x 23' detached garage and extra-long driveway provide plenty of parking. Solar panels help reduce utility costs in the spring and summer, making this a smart and stylish choice!

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218481    |
| Price          | \$349,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,018       |
| Acres          | 1.37        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1814 47a Avenue |
| Subdivision | Wallacefield    |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Saskatchewan    |
| Postal Code | S9V 0Z7         |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Single Garage Detached |
| # of Garages   | 1                                         |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks                                  |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | Central Air                                                          |
| Has Basement      | Yes                                                                  |
| Basement          | Finished, Full                                                       |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Private Yard               |
| Lot Description   | Irregular Lot, Lawn, Treed |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Wood                       |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 4             |
| Zoning         | R1            |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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