

# \$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
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.