

# \$325,000 - 2312 47 Avenue, Lloydminster

MLS® #A2206857

**\$325,000**

4 Bedroom, 2.00 Bathroom, 935 sqft

Residential on 0.21 Acres

Wallacefield, Lloydminster, Alberta

**PRICE IMPROVEMENT!!!!!!** 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	\$325,000
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	Oversized, Heated Garage, Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), See Remarks
Appliances	Refrigerator, Washer/Dryer, Window Coverings, See Remarks, Stove(s)
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, See Remarks, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	March 29th, 2025
-------------	------------------

Days on Market     52  
Zoning                R1

**Listing Details**

Listing Office        2 PERCENT REALTY ELITE

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.