

# \$510,000 - 1507 47a Avenue, Lloydminster

MLS® #A2243223

## \$510,000

5 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.14 Acres

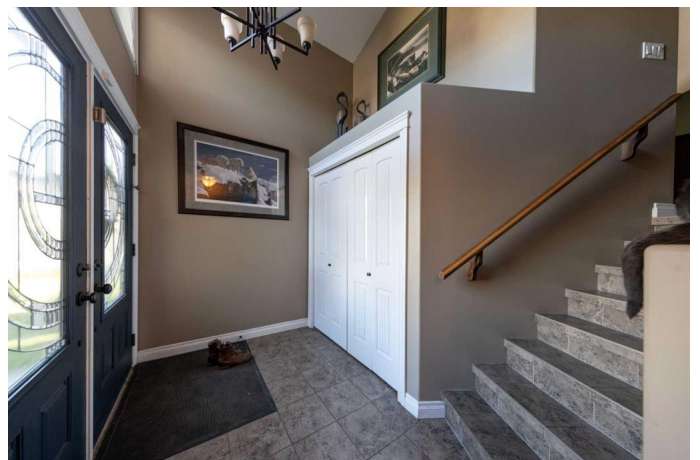
Wallacefield, Lloydminster, Saskatchewan

This one is truly one-of-a-kind. Welcome to a 5-bedroom modified bi-level backing onto green space with no back neighbours. The main floor features a bright and spacious living room, a functional dining area, and a well-equipped kitchen built for everyday living and entertaining. Two bedrooms and a full 4-piece bath round out the main level. Upstairs, enjoy the privacy of a dedicated primary suite complete with a walk-in closet and a 3-piece ensuite. Downstairs, the fully finished basement includes two more bedrooms, a large family room, and the laundry area—giving you flexibility and extra space. Add in a triple attached garage and a rare Saskatchewan-side location, and you’ve got a home that truly stands out in Lloydminster.

Built in 2011

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2243223  |
| Price          | \$510,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,386     |
| Acres          | 0.14      |
| Year Built     | 2011      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Detached          |
| Style    | Modified Bi-Level |
| Status   | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1507 47a Avenue |
| Subdivision | Wallacefield    |
| City        | Lloydminster    |
| County      | Lloydminster    |
| Province    | Saskatchewan    |
| Postal Code | S9V0Z7          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

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

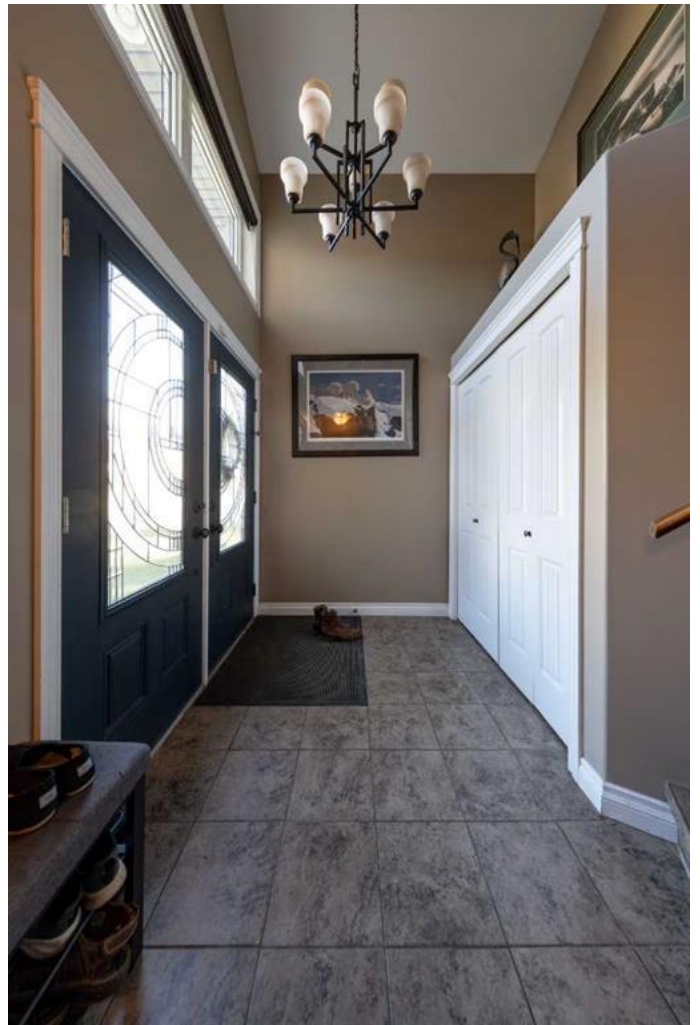
### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                       |
| Lot Description   | Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame                                                                                  |
| Foundation        | Wood                                                                                        |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 35               |
| Zoning         | R1               |

### Listing Details



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