



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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3113 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2241827



\$264,900

|             |                          |            |    |
|-------------|--------------------------|------------|----|
| Heating:    | Forced Air, Natural Gas  | Water:     | -  |
| Floors:     | Carpet, Laminate         | Sewer:     | -  |
| Roof:       | Asphalt Shingle          | Condo Fee: | -  |
| Basement:   | Full, Partially Finished | LLD:       | -  |
| Exterior:   | Wood Frame               | Zoning:    | R1 |
| Foundation: | Poured Concrete          | Utilities: | -  |
| Features:   | See Remarks              |            |    |
| Inclusions: | NA                       |            |    |

Located directly across the street from an elementary school, a sprawling park, and lush green space, this charming bungalow offers the perfect blend of comfort, convenience, and potential. Whether you're a first-time buyer or a savvy investor, this home checks all the boxes! Step inside to a freshly updated main floor featuring brand-new laminate flooring and a modern coat of paint that creates a bright and welcoming atmosphere throughout. With three spacious bedrooms and two full bathrooms—including a 3-piece ensuite in the primary suite—this home is move-in ready while still offering room to make it your own. The main floor bathrooms have been refreshed with updated hardware and fixtures, while the basement bathroom is currently mid-renovation, giving you a head start on finishing the space your way. Downstairs you'll find a flexible layout with space for up to three additional bedrooms, a large rec room, and even more possibilities thanks to the separate entry, existing plumbing for a kitchenette, and main-floor laundry that could be easily shared. Perfect for developing into a self-contained rental suite—cha-ching! Outside, enjoy a private and spacious yard with a double detached heated garage—ideal for vehicles, a workshop, or extra storage. Whether you're looking to break into the housing market or expand your investment portfolio, this home offers the rare combination of move-in readiness and future potential. Don't miss your chance to own this gem with built-in value!