



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

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2908 45 Avenue
Lloydminster, Saskatchewan

MLS # A2245637



\$335,000

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum		
Inclusions:	none		

Located across from Jaycee Hill and Winston Churchill School, this updated bi-level offers great value in a family-friendly neighbourhood. Featuring PVC windows, metal entry doors, good shingles, a high-efficiency furnace, and central A/C (just one year old), this home is move-in ready. The main floor has three bedrooms, including a primary with feature wall, walk-in closet, and 3-piece ensuite. Hardwood flooring runs through the living room and bedrooms. The finished basement adds two more bedrooms and extra living space. Enjoy the two-level deck (partially covered), garden area, and heated double detached garage. Central vac and a garden shed complete the package.