

# \$419,900 - 2004 47 Avenue, Lloydminster

MLS® #A2218242

**\$419,900**

5 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.13 Acres

Wallacefield, Lloydminster, Alberta

This 3+2 bedroom Saskatchewan side bi-level is the perfect blend of function, comfort, and style—and it's going to sell fast! Featuring recently upgraded engineered flooring, this home offers a spacious dining area and a massive kitchen island—ideal for busy family life or weekend hosting.

Outside, you'll find a double attached garage, RV parking, and central air conditioning, making this home as practical as it is comfortable. The fully developed basement includes a huge rec room, with potential to easily add a 6th bedroom if needed.

Homes like this on the Saskatchewan side don't last—the market is hot, and this one checks all the boxes. Turn the key and move right in—before it's gone!

Built in 2007

## Essential Information

MLS® #	A2218242
Price	\$419,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,159
Acres	0.13
Year Built	2007



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

### Community Information

Address	2004 47 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	S9V1N8

### Amenities

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 6th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office                      2 PERCENT REALTY ELITE

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