

\$259,000 - 3007 45a Avenue, Lloydminster

MLS® #A2228620

\$259,000

4 Bedroom, 2.00 Bathroom, 976 sqft
Residential on 0.10 Acres

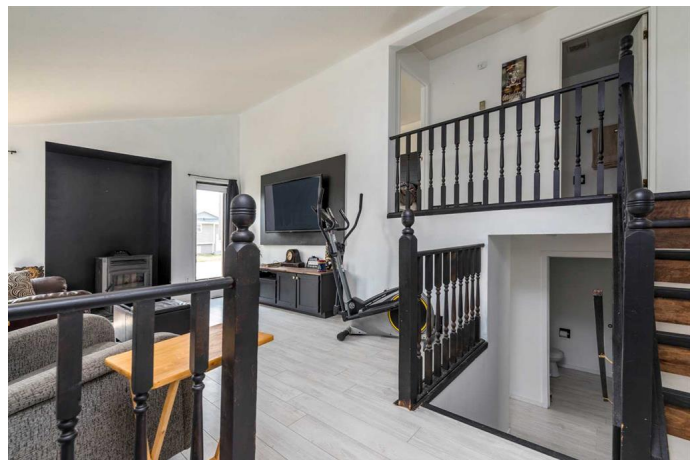
Aurora, Lloydminster, Saskatchewan

This well-maintained 4-level split offers a functional layout with 2 bedrooms on the upper level and 2 more on the third level, perfect for growing families or guests. The home features 2 full bathrooms and a spacious main living room, ideal for relaxing or entertaining. Enjoy the updated kitchen complete with new flooring and a patio door that opens up to a large, fully fenced yard—great for kids, pets, or backyard BBQs. Located just steps from elementary schools and beautiful parks, this property offers unbeatable convenience for young families. Recent renovations include fresh paint and ongoing basement development, providing additional space and potential for customization. Don't miss this opportunity to own a move-in-ready home in a great neighborhood! Check out the 3D virtual Tour!

Built in 1986

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2228620 |
| Price | \$259,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 976 |
| Acres | 0.10 |
| Year Built | 1986 |



| | |
|----------|---------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3007 45a Avenue |
| Subdivision | Aurora |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 1X8 |

Amenities

| | |
|----------------|-------------------------------|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage |
| Appliances | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating | Forced Air, Natural Gas, Floor Furnace |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Wood |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 4 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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