

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

MLS® #A2228620

## \$259,000

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

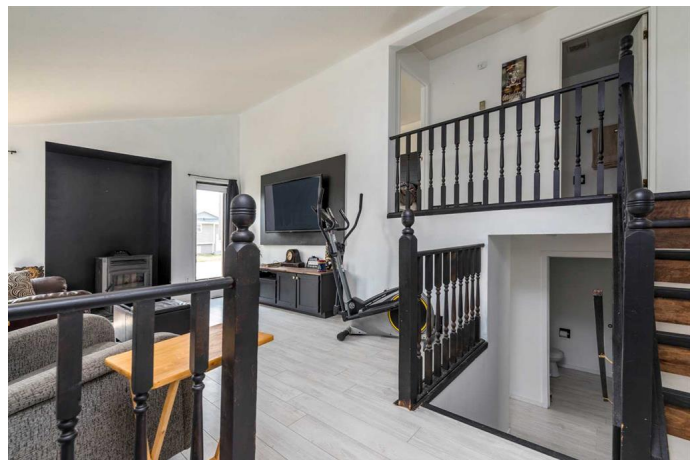
Aurora, Lloydminster, Saskatchewan

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
Zoning	R1

### Listing Details

Listing Office	CENTURY 21 DRIVE
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