

\$214,900 - 3304 45 Avenue, Lloydminster

MLS® #A2078132

\$214,900

3 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Situated on a desirable mature sask street , this bungalow home is suitable for all ages. This home is wheel chair accessible with the wide ramp up to the house for added convenience while still maintaining curb appeal. This home is sprawled on a large mature lot that boasts two deck spaces and newer fencing. As you enter the home you are greeted with a large mudroom that features main floor laundry and ample storage. The mainfloor is open and is accented by newer flooring. The kitchen boasts an island and ample windows for natural light. There are three bedrooms on the upper floor and a full bathroom. The basement boasts ample space with a den and a large living rom that boasts a bar area. There is also another three piece bathroom with a shower and a huge storage room. There is potential to add a fourth bedroom in the basement if desired. A few of the upgrades this home contains there is a newer furnace and hot water tank and some of the windows have been updated. This home also features central ac and a water softener! If you are looking for a solid home in a nice mature location look no further!

Built in 1983

Essential Information

MLS® # A2078132

Price \$214,900



Sold Price	\$187,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3304 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1P7

Amenities

Parking Spaces	2
Parking	Asphalt, Driveway, Off Street

Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Foundation Wood

Additional Information

Date Listed September 5th, 2023
Date Sold August 23rd, 2024
Days on Market 353
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office eXp Realty (Lloyd)

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