

\$309,900 - 3305 46 Avenue, Lloydminster

MLS® #A2096041

\$309,900

4 Bedroom, 3.00 Bathroom, 1,306 sqft

Residential on 0.13 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Backing onto a playground on a quiet family street, you'll find this large bungalow offering over 1,300 square feet on the main floor with a great floorpan and double attached 21x19 double garage. Upon entering you'll notice this floor-plan is different. A sunken living room greets you with an adjacent dining room. 3 bedrooms upstairs with the master bedroom offering lots of room for a king size bed and featuring an ensuite with large tiled shower and walk-in closet. The kitchen offers lots of cabinetry and counter top space with patio doors leading to the large covered deck. The basement is completely finished offering an additional bedroom and bathroom, a den which can be used for an office, home gym, play room or yoga space. The furnace has been updated and the 50 gallon water heater was installed in 2020. This home also offers a reverse osmosis systems, new windows in 2016. Enjoy the sunrise under the covered back deck with no rear neighbours to start your day!

Built in 1985

Essential Information

MLS® #	A2096041
Price	\$309,900
Sold Price	\$300,000
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,306
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3305 46 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	December 1st, 2023
Date Sold	April 2nd, 2024
Days on Market	123
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.