

\$319,900 - 3302 45 Avenue, Lloydminster

MLS® #A2100409

\$319,900

4 Bedroom, 3.00 Bathroom, 1,156 sqft

Residential on 0.25 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Immaculate, pristine, flawless! These are only a few words that come to mind when describing this beautifully renovated SK bungalow. Located in the family friendly Aurora neighborhood close to amenities, schools and parks/playgrounds. Upon entering the home you will first notice the bright and fresh feel of the main floor thanks in part to the neutral tone finishes, all new led lighting including fixtures and pot lights. This home features 3 bedrooms up with full 4pc main bath and functional 2pc ensuite. The kitchen is complete with attractive white and olive cabinetry, ample counter and storage space as well as new flooring and lighting. The main floor is finished with all laminate and vinyl plank flooring with no carpet, great for pets and young children. Moving downstairs you will truly appreciate the spacious family room perfect with entertaining or relaxing with friends and family. You will find the fourth bedroom as well as a large den, completely renovated 4pc bath and large storage/laundry room. The lower level of this home shows just as great as the main receiving the same updated treatments of fresh paint, led fixtures and pot lights. The property is located on a fully fenced corner lot with private deck, side yard and plenty of parking options. Last but not least is the massive 24 x 30 heated and R60 insulated garage. Other standout features include central A/C, newer vinyl windows and 2 year old shingles. This property is a stunner and



true turn key! Just move in and enjoy.

Built in 1983

Essential Information

MLS® #	A2100409
Price	\$319,900
Sold Price	\$313,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,156
Acres	0.25
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3302 45 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1P7

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Central Vacuum, Laminate Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows
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	Private Yard
Lot Description	Corner Lot, Front Yard, Lawn, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2024
Date Sold	January 23rd, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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