

\$369,900 - 2714 46 Avenue Close, Lloydminster

MLS® #A2107901

\$369,900

5 Bedroom, 3.00 Bathroom, 1,192 sqft

Residential on 0.21 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Discover the perfect blend of comfort and elegance tucked away in the serene cul-de-sac of Lloydminster's coveted Aurora neighbourhood. At 2714 46 Avenue Close, you'll find a well-maintained gem that promises a lifestyle of convenience and luxury. Imagine stepping into a home where warmth and sophistication greet you at every turn. With five generously sized bedrooms and a convenient 4-piece bathroom connecting directly to the primary suite, complete with a spacious walk-in closet, this residence is a haven of relaxation and privacy. The main floor boasts solid hardwood floors, adding a timeless elegance and durability that complements any decor. The heart of this home is undoubtedly the spacious kitchen, equipped with a wall-to-wall pantry and, a large electrified island and quartz countertops perfect for culinary explorations and gatherings. Adjacent to the kitchen, the dining room offers easy access to the yard, making it ideal for entertaining and enjoying meals under the sky. The cozy gas fireplace in the family room becomes a focal point for family gatherings, while ample storage space throughout the home ensures a place for everything. Outside, a private backyard oasis awaits, featuring a hot tub for ultimate relaxation and underground sprinklers. The double attached garage provides convenient and secure parking, enhancing this quiet cul-de-sac's peaceful and private living experience. This



home, cherished and cared for, stands ready to welcome its next owners, offering more than just a place to live—it's a place to call home, all set in the friendly and vibrant community of Aurora. 3D Virtual Tour Available.

Built in 1996

Essential Information

MLS® #	A2107901
Price	\$369,900
Sold Price	\$355,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,192
Acres	0.21
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2714 46 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1X2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Closet Organizers, Kitchen Island, Quartz Counters, Storage, Walk-In
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	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Freezer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Irregular Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 20th, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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