

\$234,777 - 3118 45 Avenue, Lloydminster

MLS® #A2108086

\$234,777

4 Bedroom, 2.00 Bathroom, 1,024 sqft

Residential on 0.14 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Nestled in a quiet neighborhood, where friendly neighbors become fast friends. Step inside this inviting abode and be captivated by the seamless open-concept living room and kitchen, creating an atmosphere perfect for entertaining or simply enjoying cozy nights by the gas fireplace. Discover ample storage space cleverly integrated throughout this charming home, ensuring every inch is utilized efficiently. The garage's thoughtful design allows for parking a car while still providing room for a dedicated work area - ideal for those with creative passions or DIY enthusiasts. Immerse yourself in the warmth of the community as you stroll to Winston School, conveniently located just a short walk away. For exhilarating winter adventures, JC Hill beckons across the road, promising sledding parties filled with laughter and joy. Embrace nature's embrace as beautiful walking paths surround your home, offering tranquil moments amidst lush greenery. Step outside onto the patio and bask in the spacious backyard. Here, endless possibilities await - from hosting unforgettable gatherings to savoring peaceful moments of solitude under starlit skies. Indulge in all that this remarkable property has to offer - it's time to make it yours!

Built in 1983

Essential Information



MLS® #	A2108086
Price	\$234,777
Sold Price	\$226,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3118 45 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1P5

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	June 4th, 2024
Days on Market	109
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 DRIVE
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