

\$259,900 - 3005 45a Avenue, Lloydminster

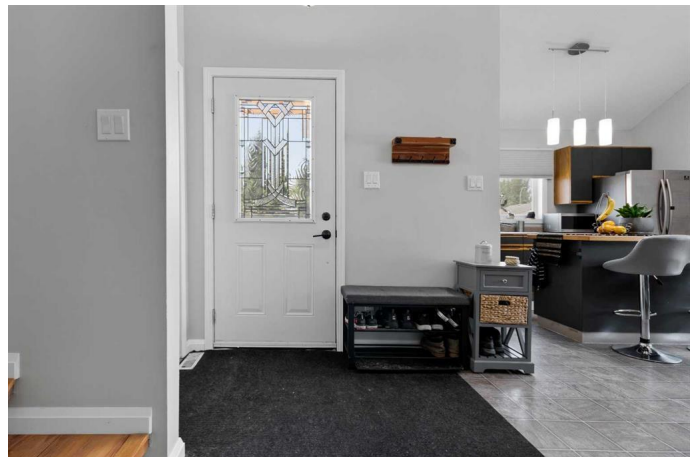
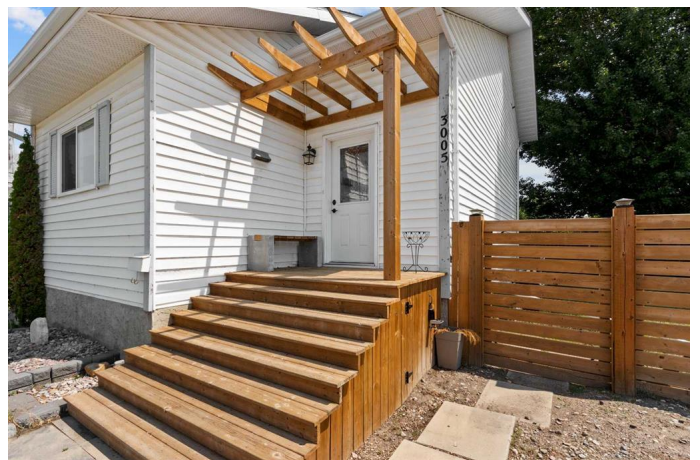
MLS® #A2118173

\$259,900

3 Bedroom, 2.00 Bathroom, 1,250 sqft
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Seller is offering a \$2500 cash at close for the buyer to use for customization of paint. Tucked away on a quiet Saskatchewan street only steps away from schools and parks this unique home stands apart from other cookie cutter layouts. It boasts vaulted ceilings that create an abundance of space. The open concept layout creates the perfect space to entertain. The kitchen has been updated and creates a modern appeal with the eat up island for added counter space. The kitchen flows into the dining space that has ample space and overlooks the living room. The main living area is a spacious and cozy it utilizes functionality with a flare of uniqueness. You can access out the patio door from the living room to the fully landscaped back yard. The yard is spacious and is the perfect space to enjoy all summer long. There is a newer deck as an added feature and the yard is fully fenced and has some newer fencing and a new front step for added curb appeal. The main floor consists of another completely modernized bathroom. The upper floor has a lofty airy open space that can be used as a reading knook or hang out space. A full four piece bathroom that has been updated and has a ton of storage. There are two large bedrooms. The master bedroom is massive and has ample closet space. There is access out to your own private balcony. Enjoy your morning coffee from the convivence without having to leave your bedroom. The basement has a living hang out room, more storage and another bedroom.



This home has had many updates over the years. If you are looking for a turn key home , look no further!

Built in 1987

Essential Information

MLS® #	A2118173
Price	\$259,900
Sold Price	\$252,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,250
Acres	0.13
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	3005 45a Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1X8

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 2nd, 2024
Date Sold	June 27th, 2024
Days on Market	86
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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