

\$257,000 - 2816 45 Avenue, Lloydminster

MLS® #A2123673

\$257,000

3 Bedroom, 3.00 Bathroom, 1,250 sqft
Residential on 0.10 Acres

Aurora, Lloydminster, Saskatchewan

A very unique layout 3 Level split Saskatchewan home with 2 car gravel driveway. It features 3 bedrooms and 3 bathrooms. As you enter the main door welcomes you the Family room with dry bar, 2-piece bathroom where the laundry room is, with 2 steps up from the left-hand side of the main door you will find the Living room, dining room and the kitchen with stainless steel appliances all included and oak cabinetry. On the upper level features the Master bedroom, a 4-piece bathroom and another bedroom. In the fully finished basement, another additional bedroom with 4-piece bathroom, walk in closet, storage and the utility room. This home has lots of upgrades: new HWT, Furnace, AC Unit, new floorings, all windows, Shingles year 2022 and upgraded 100 amps electrical . It is a carpet free home, all laminate flooring throughout. Also, from the family room a slide door to access the covered Patio where you can enjoy your BBQ rain or shine, good size backyard for your furry friends and kids to play, and a very nice shed. A great starter home for the first-time homebuyers and in good location with nearby Parks and schools and short distance to all amenities! Come visit us soon!

Built in 1985

Essential Information

MLS® #	A2123673
Price	\$257,000



Sold Price	\$252,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,250
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Sold

Community Information

Address	2816 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T1

Amenities

Parking Spaces	2
Parking	Gravel Driveway, Off Street, On Street, Parking Pad

Interior

Interior Features	Dry Bar, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 16th, 2024
Date Sold December 14th, 2024
Days on Market 242
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office Maxwell Reliant Realty

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.