

\$259,900 - 2704 45 Avenue, Lloydminster

MLS® #A2125194

\$259,900

3 Bedroom, 3.00 Bathroom, 1,011 sqft

Residential on 0.10 Acres

East Lloydminster City, Lloydminster, Saskatchewan

Welcome to 2704 45 Avenue in Lloydminster's charming Aurora neighborhood! Nestled near schools and parks, this home offers the perfect blend of convenience and comfort. Step into a fully updated fenced yard, complete with a refreshed front landing, ideal for enjoying sunny afternoons or hosting gatherings. Inside, discover a plethora of modern updates, including sleek kitchen cabinets and countertops, creating a culinary haven for meal preparation and entertainment. Indulge in the spa-like ambiance of the main 4-piece bathroom, perfect for unwinding after a long day. The primary bedroom boasts a walk-in closet and a convenient 2-piece ensuite, ensuring your comfort and convenience. With a versatile 4-level split layout, there's ample space for a potential 4th bedroom on the third level, catering to your evolving needs. Plus, enjoy the convenience of abundant storage throughout, providing a clutter-free living experience. Don't miss this opportunity to make 2704 45 Avenue your new home sweet home. 3D Virtual Tour Available!



Built in 1985

Essential Information

MLS® # A2125194

Price \$259,900

Sold Price \$264,900

Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,011
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2704 45 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 6th, 2024
Days on Market	10
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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