

# \$339,900 - 2211 46 Avenue, Lloydminster

MLS® #A2128370

**\$339,900**

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.13 Acres

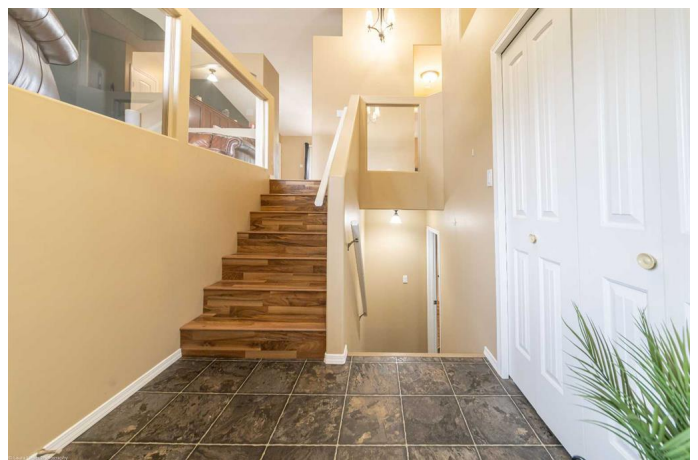
East Lloydminster City, Lloydminster, Saskatchewan

Fantastic location on this Saskatchewan home, with no back neighbors on a quiet street, this will be a great spot to raise a family. If you're looking for an investment property, this one checks those boxes too! Full mother in-law suite in the basement with separate entrance, 2 bedrooms, full bathroom and shared common area with laundry makes this a great cash flow opportunity. Upstairs you'll find a functional floor plan with vaulted ceilings, eat-in kitchen with pantry, ample storage space and a nice big South facing patio door overlooking the deck and yard. 2 big bedrooms upstairs with the master featuring a large walk-in closet. This property also has RV parking and double attached garage measuring 20x23 is fully insulated and has attached shelves for storage. All appliances are included with this fantastic home package!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2128370  |
| Price          | \$339,900 |
| Sold Price     | \$330,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,044     |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 2211 46 Avenue         |
| Subdivision | East Lloydminster City |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Saskatchewan           |
| Postal Code | S9V 0Z5                |

### Amenities

|                |                                                                                             |
|----------------|---------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                           |
| Parking        | Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated, RV Access/Parking |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s)                                                      |
| Appliances        | Dishwasher, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                                  |
| Cooling           | None                                                                                                                        |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite                                                                              |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard                                                        |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Wood                                                                |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 2nd, 2024 |
| Date Sold   | May 6th, 2024 |

|                |      |
|----------------|------|
| Days on Market | 4    |
| Zoning         | R1   |
| HOA Fees       | 0.00 |

**Listing Details**

Listing Office            RE/MAX OF LLOYDMINSTER

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