

\$284,900 - 2814 45 Avenue, Lloydminster

MLS® #A2137586

\$284,900

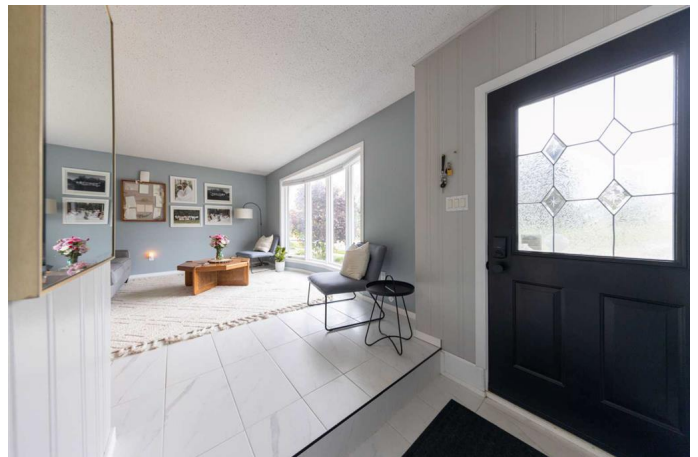
3 Bedroom, 2.00 Bathroom, 945 sqft
Residential on 0.10 Acres

Aurora, Lloydminster, Saskatchewan

Settled across from greenspace , immerse yourself in this private nature filled lot. Radiate in the morning sun and enjoy the greenery filled view out your bay window. This home is situated across from Winston Churchill school and is steps away from jaycee hill. Presenting this well curated split level home that is the perfect blend of modern and quaint charm. The open living room hosts vaulted ceilings and modern fresh tile that flows throughout the mainfloor. This floorplan creates immense space that flows through the kitchen and dining space. There is ample storage with farm style pantry. The upper floor features new flooring a modernized bathroom and a spacious master bedroom with a walkin closet. The secondary room is spacious while maintaining a cozy vibe. The lower level contains a large living room that is complimented by the large windows creating a bright space. There is a large storage room/den. The basement arrays an abundance of space with a huge bedroom with a walkin closet. There is another full modern rustic bathroom and laundry area. This home has no shortage of storage. The outdoor space cultivates an oasis feeling with the boho vibe, ample trees surrounding the deck and patio space. This home features a newer fence, ro system and central ac.

Built in 1985

Essential Information



MLS® #	A2137586
Price	\$284,900
Sold Price	\$278,185
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	945
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2814 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T1

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 21st, 2024
Days on Market	16
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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