

\$374,900 - 3306 44a Avenue, Lloydminster

MLS® #A2156498

\$374,900

5 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

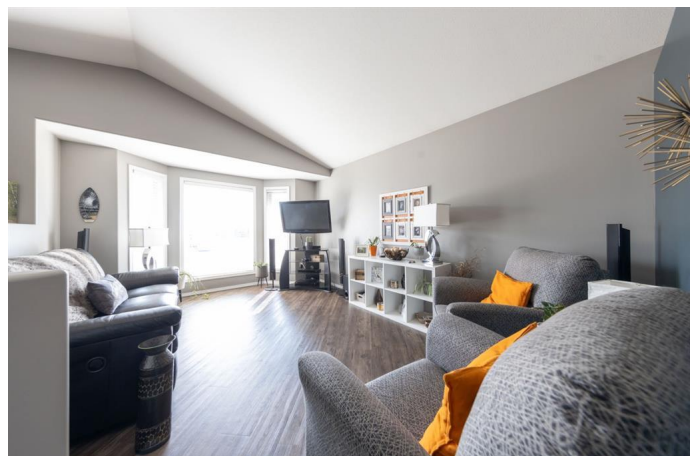
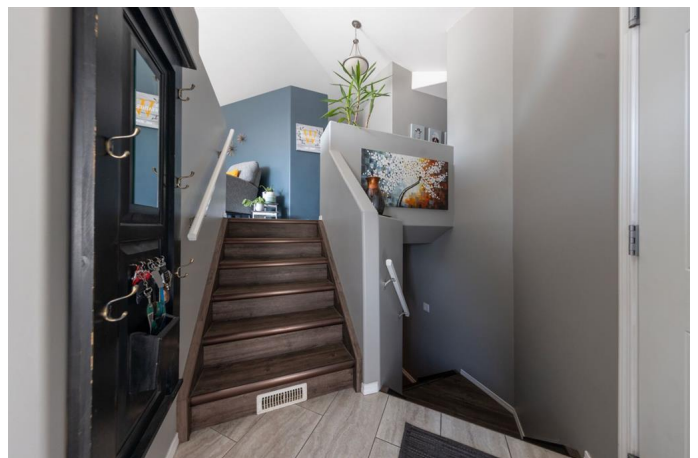
Discover the hidden gem of Lloydminster, nestled on the tranquil Saskatchewan side of town. This one-owner home has been lovingly updated, blending modern touches with the charm of a well-cared-for property.

Step into the heart of the home—an updated kitchen that dazzles with fresh, contemporary cabinetry, sleek new flooring, and a crisp, modern paint palette. The kitchen’s thoughtful design makes it a perfect space for family gatherings or quiet evenings in, offering both style and practicality.

The home’s layout is designed to accommodate every need, with a spacious games room and a cozy family room in the basement, perfect for entertaining or relaxing with loved ones. The primary bedroom serves as a true retreat, offering breathtaking north and west views that provide a serene escape at any time of day.

Outside, the private backyard is your personal oasis. Surrounded by mature trees, it’s a perfect setting for quiet evenings around the family fire pit, offering a sense of peace and privacy that’s hard to find. Situated on a quiet street, this home is more than just a place to live—it’s a sanctuary where you can truly unwind.

This is your chance to own a piece of Lloydminster’s best-kept secret, where



comfort, style, and tranquility meet. Don't miss out on this rare opportunity to make this exceptional property your home.

Built in 2006

Essential Information

MLS® #	A2156498
Price	\$374,900
Sold Price	\$374,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,162
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3306 44a Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2E9

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Central Vacuum, Kitchen Island, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 10th, 2024
Date Sold	August 21st, 2024
Days on Market	11
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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