

# \$234,900 - 2905 47 Avenue, Lloydminster

MLS® #A2157052

## \$234,900

5 Bedroom, 2.00 Bathroom, 1,019 sqft  
Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

This affordable bungalow is complete with three bedrooms up, stainless steel appliances, laminate flooring, and main floor laundry. It even offers revenue potential! Downstairs you will find a completely separate rental suite featuring laminate flooring, modern finishes, and two bedrooms. With a separate entrance and in suite laundry, enjoy complete privacy from your tenants while generating an income. The huge backyard allows enough room for both home owner and renter to have their own space. Ease into home ownership while your tenants help pay your mortgage! Conveniently located across from Father Gorman school with numerous parks within walking distance this desirable south Sask side property wont last long! Immediate possession available.

Built in 1976

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2157052    |
| Price          | \$234,900   |
| Sold Price     | \$227,500   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,019       |
| Acres          | 0.15        |
| Year Built     | 1976        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Sold     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2905 47 Avenue |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1E6        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Interlocking Driveway, Parking Pad |

### Interior

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

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Lawn, Treed              |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Other                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2024 |
| Date Sold      | October 3rd, 2024 |
| Days on Market | 52                |
| Zoning         | R1                |
| HOA Fees       | 0.00              |

### Listing Details

Listing Office                      2 PERCENT REALTY ELITE

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