

\$177,500 - 4723 29 Street, Lloydminster

MLS® #A2163900

\$177,500

3 Bedroom, 2.00 Bathroom, 1,076 sqft

Residential on 0.17 Acres

Aurora, Lloydminster, Saskatchewan

Opportunity presents to build your own equity with improvements! Solid bones and a great location, backing onto a bike path and in close proximity to schools and parks on a quiet street in the central Saskatchewan, Aurora neighbourhood. Valued updates include a new hot water tank, newer shingles, soffits and downspouts, windows and exterior doors. The long term owner is selling this property "as is - where is" and has priced it accordingly for a new owner to improve. Open concept living, dining and kitchen, family room, office space or formal dining area with direct access to the deck and great natural light from the south facing rear sliding glass doors, two large bedrooms up and a four piece bath complete the main. Direct access to the basement for a potential revenue suite. Downstairs is partially finished with a large family room/flex space, three piece bath with a functional cedar sauna a spacious bedroom with large window and tons of storage in the utility/laundry room. The seller discloses that they have never had any water issues. The furnace is original to the home, there is roughed in central vac, the dishwasher is brand new and has never been connected, all appliances can remain with the sale. The well treed, supersized rear yard is fully fenced with chain link and offers plenty of room for your future garage or RV parking, direct rear access to the walking/biking path, includes a storage shed and canvas portable garage (as is). Make your move!



Built in 1976

Essential Information

MLS® #	A2163900
Price	\$177,500
Sold Price	\$165,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4723 29 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1B1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, RV Access/Parking, RV Gated

Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Floor Furnace, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, No Neighbours Behind, Landscaped, Many Trees, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 7th, 2024
Date Sold	September 27th, 2024
Days on Market	20
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	COLDWELL BANKER - CITY SIDE REALTY
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