

\$349,900 - 2607 42 Avenue close, Lloydminster

MLS® #A2166186

\$349,900

4 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.14 Acres

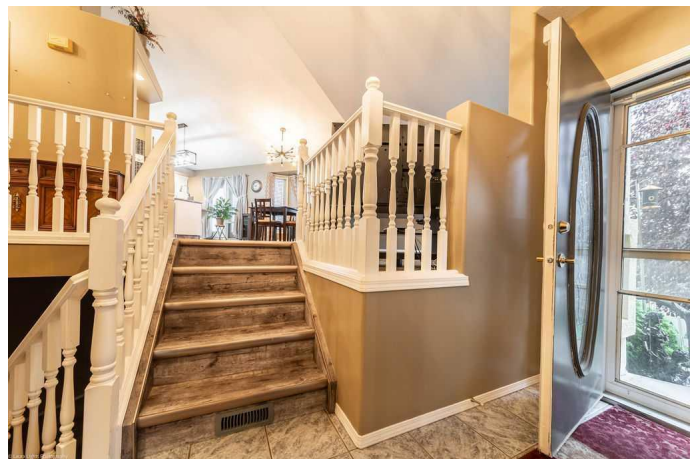
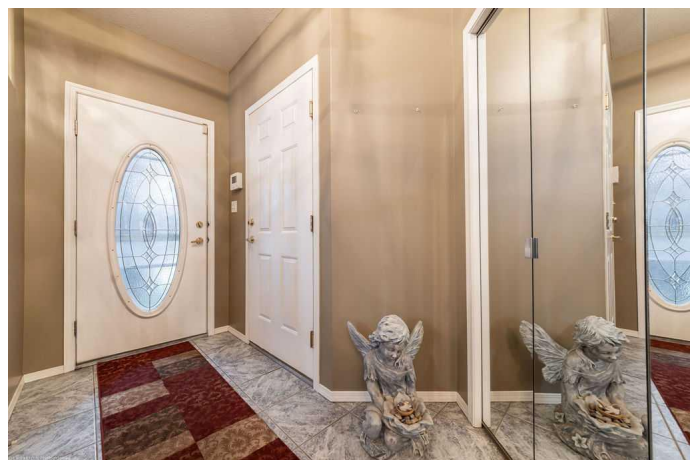
Aurora, Lloydminster, Saskatchewan

Welcome to this charming bilevel home located in a quiet cul-de-sac, with no rear neighbours close to Winston Churchill School in Lloydminster. With approximately 1,218 square feet of well-designed living space, this house is ideal for families or couples looking for comfort and convenience.

The main floor has new vinyl plank flooring throughout, a nice open floor plan with patio doors leading to a new deck with new railing. The kitchen is spacious with white cabinetry and quartz countertops and a corner pantry. Also on this floor is the primary bedroom which offers a walk-in closet and 3 piece ensuite. Another bedroom and 4 piece bathroom with jetted tub complete this floor.

Downstairs you will find a large family room, 2 spacious bedrooms, a 4 piece bathroom, a laundry room and separate utility room. The backyard is very private with no rear neighbours, is fully fenced perfect for the kids or pets.

This delightful home offers the perfect combination of space, style, and location. Don't miss your chance to make it yours—schedule a viewing today!



Built in 1998

Essential Information

MLS® # A2166186

Price \$349,900

Sold Price	\$335,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,218
Acres	0.14
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2607 42 Avenue
Subdivision	close
City	Aurora
County	Lloydminster
Province	Lloydminster
Postal Code	Saskatchewan
	S9V 2B8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Detached, Off Street

Interior

Interior Features	Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Water Heater, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Lawn
Roof	Asphalt Shingle

Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 16th, 2024
Date Sold	October 12th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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