

\$312,369 - 2204 46 Avenue, Lloydminster

MLS® #A2175007

\$312,369

5 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.11 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Welcome to your dream home in a peaceful neighborhood! This beautifully finished 5-bedroom, 2.5-bathroom residence offers a well-designed open floor plan that maximizes space and comfort. The main floor features 3 spacious bedrooms, an inviting open kitchen complete with a pantry, and a bright living area perfect for family gatherings.

The non-conforming 2-bedroom basement suite presents a fantastic opportunity for potential rental income or a private space for guests. Enjoy the tranquility of your private backyard with 5 garden boxes for those with a green thumb and is also an ideal for outdoor entertaining or relaxing in the sun.

With a double concrete parking pad and an additional gravel parking space beside the home, convenience is at your fingertips. Plus, you'll have easy access to all local amenities, making this the perfect place to call home. Don't miss out on this gem!

Built in 2008

Essential Information

MLS® #	A2175007
Price	\$312,369
Sold Price	\$305,369
Bedrooms	5



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,157
Acres	0.11
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2204 46 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Z6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Open Floorplan, Ceiling Fan(s), Pantry
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Dryer, Microwave Hood Fan, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	October 23rd, 2024
Date Sold	November 23rd, 2024
Days on Market	31
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office CENTURY 21 DRIVE

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