

\$299,900 - 1501 48 Avenue, Lloydminster

MLS® #A2180813

\$299,900

3 Bedroom, 2.00 Bathroom, 1,177 sqft

Residential on 0.11 Acres

East Lloydminster, Lloydminster,
Saskatchewan

Discover this charming and practical starter home located in the sought-after south end of Lloydminster Sask side. Offering both comfort and convenience, this property is ideal for first-time buyers or those seeking a home with rental potential. Attached Single Garage includes a unique rear pull-through door, providing easy access to the backyard. Separate Basement entrance offers the potential for a basement suite or rental income. Enjoy a covered front deck for morning coffee and a spacious rear deck overlooking the fenced backyard, perfect for gatherings or playtime. Main Floor features bright front living room idea for relaxing or entertaining. Convenient two-piece bathroom, a large open kitchen with a pantry and dining area, making meal prep and family dinners a breeze. Upper level has three well-sized bedrooms and full bathroom and plenty of natural light. Brand new furnace installed less than a year ago, ensuring energy efficiency and peace of mind. Recently upgraded appliances included, making this home move-in ready. This home combines functionality, affordability, and the potential for added income with its basement entrance, you have the opportunity to design the suite the way you want. Don't miss your chance to own this perfect starter property in a prime location. Contact us today to book a showing!

Built in 2006



Essential Information

MLS® #	A2180813
Price	\$299,900
Sold Price	\$285,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,177
Acres	0.11
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1501 48 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0V6

Amenities

Parking Spaces	3
Parking	Concrete Driveway, RV Access/Parking, Single Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Garage Control(s), Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance
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Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	November 26th, 2024
Date Sold	January 7th, 2025
Days on Market	42
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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