

\$399,900 - 2304 46a Avenue, Lloydminster

MLS® #A2183797

\$399,900

5 Bedroom, 3.00 Bathroom, 1,968 sqft

Residential on 0.20 Acres

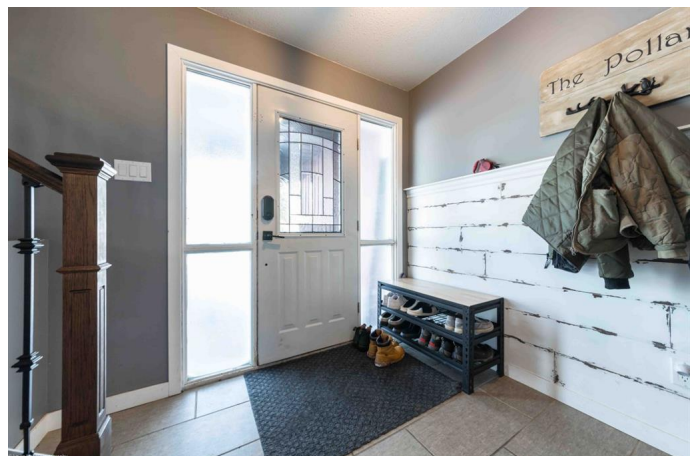
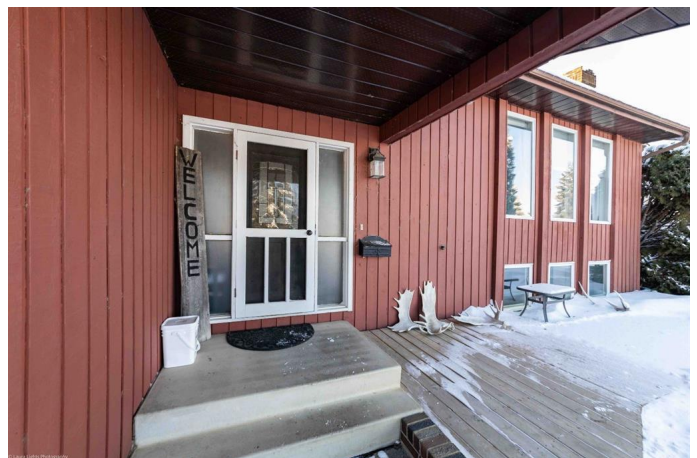
East Lloydminster, Lloydminster,
Saskatchewan

Located in a quiet, family-friendly cul-de-sac, this is a home that you can grow into!! Offering over 1,800 square feet and 4 big bedrooms upstairs with the master featuring a full ensuite and double closets. The main living space of this home is beautiful and has an open plan for easy entertaining with numerous updates throughout including paint, flooring and fixtures. The kitchen has a large pantry, an island and offers lots of cabinetry. The dining space is nice and bright with a patio door access to the big backyard with a garden area, fruit trees, gazebo, hot tub and lots of room for the pets and kids to run! A 23x21 attached heated garage and RV parking are perks to this fantastic home package.

Built in 1980

Essential Information

MLS® #	A2183797
Price	\$399,900
Sold Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,968
Acres	0.20
Year Built	1980
Type	Residential



Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	2304 46a Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1L4

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Concrete Driveway, Driveway, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Garage Control(s), Gas Water Heater, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Cul-De-Sac, Fruit Trees/Shrub(s), Garden, Gazebo, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	December 17th, 2024
Date Sold	April 11th, 2025

Days on Market	114
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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