

\$247,900 - 3413 45a Avenue close, Lloydminster

MLS® #A2186263

\$247,900

4 Bedroom, 2.00 Bathroom, 909 sqft
Residential on 0.10 Acres

Aurora, Lloydminster, Saskatchewan

A Saskatchewan 4 Level split home with 4 bedroom 2 bathrooms located on a cul-de-sac, friendly neighbourhood, 2 schools and playgrounds nearby. On the main floor, you will be greeted with bright Living room on the right side and on your left is the Kitchen and Dining room with a door access to the covered deck. On the second level, you will find the main 4-piece bathroom, 2 spacious bedrooms one of which is the Master bedroom. Back on the main level with a stair that leads you to the lower level gives you 2 additional bedrooms and 3-piece bathroom. Then follow another stair down is the finished basement where the laundry room is, a good size family room with a wood burning fireplace (it works but the Seller didn't use for over 5 years). Also, there's a crawl space to store your seasonal stuff. The main floor, second level and lower level are all laminate and vinyl plank flooring, HWT was replaced in 2010, Asphalt shingles in 2003, Furnace in 2010, and 100 amps Electrical. The backyard has a covered deck, and a big storage that you can use as a small workshop, another extra sheds to store your garden tools. The paved driveway can accommodate 2 cars and also off the street parking. A must see to meet your price range and budget that you are waiting for.

Built in 1985

Essential Information



MLS® #	A2186263
Price	\$247,900
Sold Price	\$245,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	909
Acres	0.10
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	3413 45a Avenueclose
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T5

Amenities

Parking Spaces	2
Parking	Driveway, Off Street, Paved, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Glass Doors, Other, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 8th, 2025
Date Sold	January 22nd, 2025
Days on Market	14
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Maxwell Reliant Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.