

# \$449,900 - 2602 42 Avenue close, Lloydminster

MLS® #A2206133

**\$449,900**

5 Bedroom, 4.00 Bathroom, 1,948 sqft

Residential on 0.24 Acres

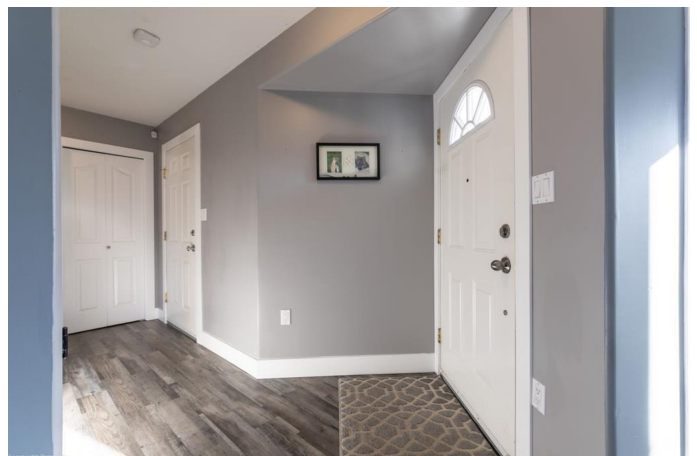
Aurora, Lloydminster, Saskatchewan

This property is situated on a massive (10,290 square feet!) pie shaped lot with no back neighbours. Prime, family-friendly cul-de-sac location a short walk from Winston Churchill School and JC Park. This impressive home offers over 1,900 square feet with a functional floorplan and updated flooring. The kitchen has a large island, ample cabinetry, updated appliances and lots of storage. You'll also find main floor laundry in the 2 piece bathroom, 2 living room spaces, a dining room and a den on the main floor. Upstairs you have 4 great sized bedrooms, a full bathroom with double sinks and the primary featuring a generous sized walk-in closet and a full ensuite with double sinks. The basement is developed with a play area, large bedroom, 3 piece bathroom with a gorgeous tiled shower a cozy family room and lots of storage. This home package also has central air conditioning, a double attached heated garage and new shingles. This property has room to grow inside and out!

Built in 1997

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2206133  |
| Price      | \$449,900 |
| Sold Price | \$445,000 |
| Bedrooms   | 5         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,948       |
| Acres          | 0.24        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2602 42 Avenue |
| Subdivision | close          |
| City        | Aurora         |
| County      | Lloydminster   |
| Province    | Lloydminster   |
| Postal Code | Saskatchewan   |
|             | S9V 2B8        |

### Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Parking Spaces | 5                                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Driveway, Heated Garage, Insulated |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Storage                                                                                                                                                            |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator, Gas Water Heater, Range Hood |
| Heating           | Forced Air                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                     |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                 |
| Lot Description   | Back Yard, Landscaped, Lawn, Private, Cul-De-Sac, Irregular Lot, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Wood Frame, Vinyl Siding                                                                              |
| Foundation        | Poured Concrete                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 27th, 2025 |
| Date Sold      | April 9th, 2025  |
| Days on Market | 13               |
| Zoning         | R1               |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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