

\$335,000 - 2908 45 Avenue, Lloydminster

MLS® #A2245637

\$335,000

5 Bedroom, 3.00 Bathroom, 1,119 sqft
Residential on 0.16 Acres

Aurora, Lloydminster, Saskatchewan

Located across from Jaycee Hill and Winston Churchill School, this updated bi-level offers great value in a family-friendly neighbourhood. Featuring PVC windows, metal entry doors, good shingles, a high-efficiency furnace, and central A/C (just one year old), this home is move-in ready. The main floor has three bedrooms, including a primary with feature wall, walk-in closet, and 3-piece ensuite. Hardwood flooring runs through the living room and bedrooms. The finished basement adds two more bedrooms and extra living space. Enjoy the two-level deck (partially covered), garden area, and heated double detached garage. Central vac and a garden shed complete the package.

Built in 1984

Essential Information

MLS® #	A2245637
Price	\$335,000
Sold Price	\$344,990
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached



Style	Bi-Level
Status	Sold

Community Information

Address	2908 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1S8

Amenities

Parking Spaces	5
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Central Air Conditioner, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 6th, 2025
Date Sold	August 19th, 2025
Days on Market	13
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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