# \$359,900 - 2311 46 Avenue, Lloydminster

MLS® #A2245641

### \$359,900

4 Bedroom, 3.00 Bathroom, 1,050 sqft Residential on 0.12 Acres

Wallacefield, Lloydminster, Saskatchewan

Tucked away on a corner lot in a quieter area of Lloyd SK, this 2008 bi-level offers 1,050 sq. ft. on the main floor plus a fully finished basement. The main level features an open-concept layout with plenty of natural light, two bedrooms, and two bathrooms. The primary suite includes a walk-in closet and full ensuite.

The kitchen has a pantry, includes all appliances, and the dining area has patio doors leading to a deck, lower patio, and fenced backyard. Downstairs offers a spacious family room, two more bedrooms, and a full bath. The basement has dri-core subfloor, insulation in the ceiling for sound deadening, and rough in plumbing for a wet bar in the SE corner of the family room. Underground sprinklers and a heated double attached garage completes this well-kept home in a quiet, family-friendly location.

Built in 2007

## **Essential Information**

MLS® # A2245641
Price \$359,900
Sold Price \$359,900

Bedrooms 4
Bathrooms 3.00

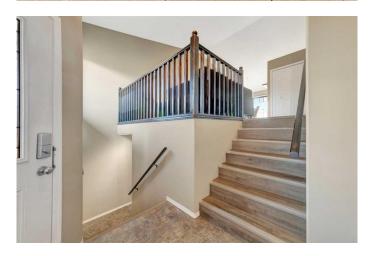
Full Baths 3

Square Footage 1,050

Acres 0.12







Year Built 2007

Type Residential

Sub-Type Detached

Style Bi-Level

Status Sold

# **Community Information**

Address 2311 46 Avenue

Subdivision Wallacefield City Lloydminster

County Lloydminster

Province Saskatchewan

Postal Code S9V 0Z5

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features Laminate Counters, Pantry

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric

Stove

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Wood

## **Additional Information**

Date Listed August 6th, 2025

Date Sold September 19th, 2025

Days on Market 43

Zoning R1

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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