

# \$324,900 - 3505 45 Avenue, Lloydminster

MLS® #A2234633

**\$324,900**

4 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.18 Acres

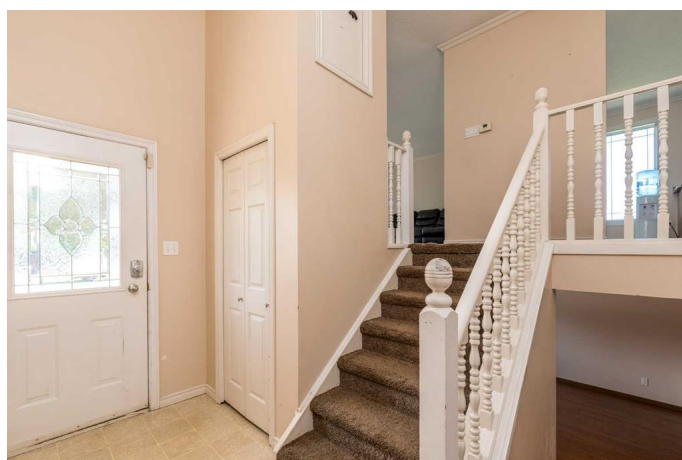
Aurora, Lloydminster, Saskatchewan

Super Saskatchewan Starter! Here's an excellent value you should definitely take a look at! Situated on a large corner lot and located close to schools and parks make this an ideal choice. This home has a private yard with lots of trees. The attached 2 car garage is difficult to find in this price range so that's another big plus. Step inside and you'll notice most of the house has been re-painted and the whole house has been professionally cleaned up and down. The large living room is complimented by big windows and the kitchen has nice sized windows so if you like sunshine, you'll love this house. The two bedrooms upstairs give you great views of the backyard and there's a 4 piece bath upstairs as well. Downstairs features a real big family room with easy care laminate and lots of windows. Two more large bedrooms and a 3 piece bath finish off the basement. All this and you can have a quick possession! Make sure to check out the 3D tour!

Built in 1985

## Essential Information

MLS® #	A2234633
Price	\$324,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	991
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3505 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1P8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

### Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Water Heater, Range Hood, Refrigerator, Stove(s), Washer
Heating	Natural Gas, Hot Water
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	July 4th, 2025
Days on Market	23
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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