

# \$274,900 - 3106 46 Avenue, Lloydminster

MLS® #A2238939

**\$274,900**

3 Bedroom, 2.00 Bathroom, 833 sqft  
Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this charming and move-in-ready home, ideally situated on a quiet street in a central location on the sought-after Saskatchewan side. With walking paths right outside your front door and surrounded by numerous parks and schools, this is the perfect place to start your homeownership journey!

Step inside to discover a bright and functional main floor featuring two comfortable bedrooms, an updated main bathroom, and a modern kitchen that's as stylish as it is practical. Downstairs, the fully renovated basement showcases contemporary laminate flooring, neutral tones, and a spacious primary bedroom with a generous walk-in closet/dressing room – easily convertible to two bedrooms if needed.

Enjoy the rest of the summer in your mature, private yard complete with a spacious deck, interlocking brick patio, storage shed, and beautiful mature trees providing shade and privacy. Whether you're entertaining or relaxing, this outdoor space is ready for it all.

The oversized attached garage is a rare find, offering ample space and a convenient rear overhead drive-through door for added functionality.

Major updates include newer shingles, furnace, hot water tank, and mostly vinyl



windows throughout “ giving you peace of mind as you settle into your new home.

Don’t miss this fantastic opportunity to get into a well-maintained home in a family-friendly area with space, style, and room to grow!

Built in 1986

**Essential Information**

MLS® #	A2238939
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	833
Acres	0.14
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	3106 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1Y1

**Amenities**

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Other

## Additional Information

Date Listed	July 10th, 2025
Days on Market	63
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY ELITE
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