

\$259,900 - 2808 45 Avenue, Lloydminster

MLS® #A2205752

\$259,900

3 Bedroom, 2.00 Bathroom, 836 sqft
Residential on 0.10 Acres

Aurora, Lloydminster, Saskatchewan

Check out this great Bungalow on the sask side this home features 3 bedrooms and 2 bathrooms as you step inside this home you are greeted with a large family room with big windows with lots of natural light with a dining room and functional kitchen which includes all the appliances this home also has newer windows and flooring, down the hallway you will find main floor laundry with 2 bedrooms and a bathroom . Downstairs is a bedroom , bathroom and large family room and potential for a 4th bedroom if needed. Outside is a paved driveway with lots of parking and a heated 20x24 garage with a fenced yard and a walking path between the North side of the house and the neighbor. Across the street is the park to Winston Elementary School. Come and have a look

Built in 1984

Essential Information

MLS® #	A2205752
Price	\$259,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	836
Acres	0.10
Year Built	1984
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2808 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1T1

Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Wall/Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 25th, 2025
Days on Market	28
Zoning	R1

Listing Details

Listing Office	eXp Realty (Lloyd)
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.