

# \$349,900 - 102 5 Avenue, Lashburn

MLS® #A2232324

**\$349,900**

5 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.16 Acres

NONE, Lashburn, Saskatchewan

Tucked into a quiet corner of Lashburn, 102 5th Avenue offers a freshly painted interior, a fantastic layout, and family-friendly features in a home that's ready to grow with you. With 1,288 sq ft on the main floor, you'll find 3 spacious bedrooms, 2 bathrooms, and a bright kitchen with a corner pantry that opens to a large, partially covered deck—complete with a private hot tub. Downstairs offers even more space with a large family room, 3pc. bathroom, dedicated laundry room, and two more bedrooms. The heated double attached garage, corner lot, and close proximity to schools make this property a smart and comfortable choice. Lashburn is a welcoming, tight-knit community just 20 minutes from Lloydminster, known for its K-12 school, golf course, parks, and friendly small-town atmosphere—making it a great place to raise a family or enjoy a quieter pace without sacrificing convenience.

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232324  |
| Price          | \$349,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,288     |
| Acres          | 0.16      |



|            |             |
|------------|-------------|
| Year Built | 2009        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 102 5 Avenue |
| Subdivision | NONE         |
| City        | Lashburn     |
| County      | Saskatchewan |
| Province    | Saskatchewan |
| Postal Code | S0M 1H0      |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                 |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                                                 |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, No Smoking Home                                                        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden                                                             |
| Lot Description   | Back Lane, Corner Lot, Front Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Brick, Vinyl Siding                                                |
| Foundation        | Wood                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |

Zoning

RES

## Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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