

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

MLS® #A2234633

**\$324,900**

4 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.18 Acres

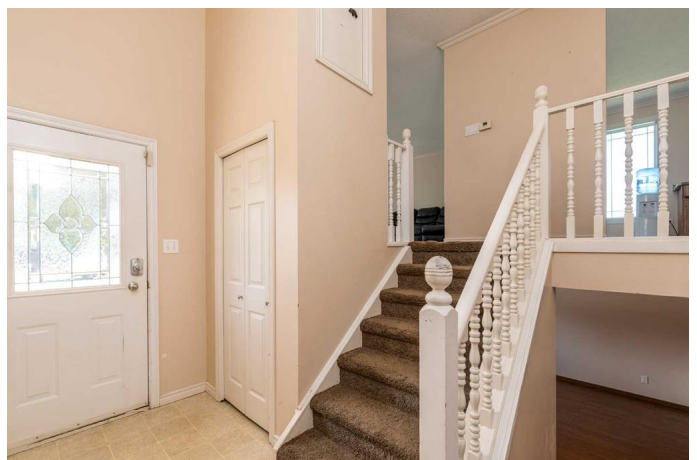
Aurora, Lloydminster, Saskatchewan

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 | 50             |
| Zoning         | R1             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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