

# \$254,900 - 3404 46 Avenue, Lloydminster

MLS® #A2234832

**\$254,900**

3 Bedroom, 3.00 Bathroom, 976 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

This well-maintained 4-level split is nestled on a quiet street in the family-friendly Aurora neighbourhood of Saskatchewan, just minutes from parks, schools, and the hospital. Step inside to a spacious entryway with a large closet to keep everything organized. From there, you'll find a comfortable living room with a large picture window that fills the space with beautiful natural light. The kitchen has been tastefully updated with newer flooring, modern countertops, a tile backsplash, freshly painted cabinets, and includes all appliances. Upstairs features three bedrooms, including a spacious primary suite with a convenient 2-piece ensuite offering a functional and private layout for everyday living. The lower level offers a generous family room, perfect for entertaining or creating a kid-friendly hangout space, along with a nicely refreshed lower-level bathroom. Outside, enjoy a large private yard and a newly stained 10' x 24' deck—ideal for relaxing or hosting summer get-togethers. Notable updates include vinyl windows throughout (except for one small basement window under the deck), updated front and back garden doors, a newer water heater (Nov. 2019), and a furnace (2018). Thoughtfully updated and move-in ready, this home offers warmth, comfort, and value in a peaceful, convenient location. Book your showing today!

Built in 1985



## Essential Information

MLS® #	A2234832
Price	\$254,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	976
Acres	0.13
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	3404 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T7

## Amenities

Parking Spaces	4
Parking	Concrete Driveway, Driveway, Parking Pad

## Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Water Heater, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Lawn, Low Maintenance Landscape,

	Many Trees, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	12
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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