

# \$309,900 - 2612 43 Avenue, Lloydminster

MLS® #A2235954

**\$309,900**

5 Bedroom, 2.00 Bathroom, 978 sqft  
Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

Refreshed + Ready , Bright Bi-Level in a Family-Friendly Cul-de-Sac. This freshly updated bi-level checks all the boxes â€” bright, airy, and move-in ready.

Nestled in a quiet cul-de-sac just steps from Winston Churchill

School and Jaycee Hill Park, itâ€™s the perfect location for any lifestyle. Inside, the home has been freshly painted throughout with soft, neutral tones. The main floor features a sun-filled living room with hardwood floors, a functional U-shaped kitchen with plenty of storage, and three spacious bedrooms â€” ideal for a growing family. A full 4-piece bathroom completes the main level. Step out the back door and enjoy a private, fully fenced yard lined with mature trees â€” the ultimate outdoor retreat for kids, pets, and summer BBQs.

Downstairs, the basement offers two more large bedrooms, a second full bathroom, and a generous family room perfect for movie nights or play space. Thereâ€™s also a large laundry/utility room with tons of extra storage. and another fridge. With new shingles, and plumbing, five bedrooms, and a pristine turnkey condition, this one is a must-see. Clean, classic, and move-in ready

Built in 1997



## Essential Information

MLS® #	A2235954
Price	\$309,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	2612 43 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B8

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

## Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Wood

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                5  
Zoning                              R1

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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