

\$339,900 - 2628 46 Avenue, Lloydminster

MLS® #A2257153

\$339,900

3 Bedroom, 2.00 Bathroom, 956 sqft
Residential on 0.17 Acres

Aurora, Lloydminster, Saskatchewan

Step inside this move-in ready 3-bedroom home on the Saskatchewan side of Lloydminster. With two bedrooms on the main floor and one downstairs, it's an ideal starter home that offers both comfort and flexibility.

The heart of the home is the updated kitchen, featuring beautiful stone countertops, modern cabinetry, and a layout perfect for everyday living or entertaining. Durable laminate flooring flows throughout, adding a clean and contemporary feel.

Downstairs, you'll find additional living space and a third bedroom—perfect for guests, a home office, or a growing family.

Outside, enjoy a private backyard complete with a covered rear deck, providing a great spot to relax in any season. The detached double garage is insulated and heated, making it a year-round workspace or a cozy home for your vehicles.

This property blends modern updates with practical features—ready for you to move in and start enjoying.

Built in 1983

Essential Information

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Price	\$339,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	956
Acres	0.17
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2628 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1S3

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Quartz Counters, Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

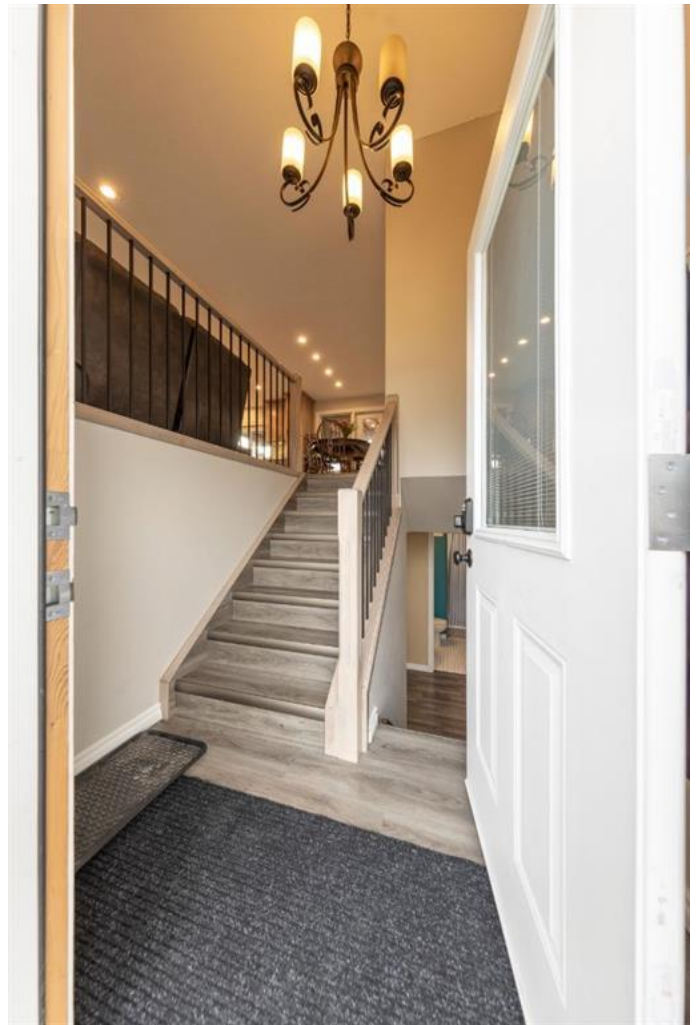
Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 22nd, 2025
Days on Market	21
Zoning	R1

Listing Details

Listing Office	LPT Realty
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