\$314,900 - 3505 45 Avenue, Lloydminster

MLS® #A2234633

\$314,900

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'II 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'II 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!



Essential Information

MLS® # A2234633 Price \$314,900

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, Range Hood, Refrigerator, Stove(s), Washer, Gas

Water Heater

Heating Hot Water, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Few Trees, Fruit Trees/Shrub(s), Lawn,

Rectangular Lot, City Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Wood

Additional Information

Date Listed July 4th, 2025

Days on Market 104 Zoning R1

Listing Details

Listing Office CENTURY 21 DRIVE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.