

# \$269,000 - 3107 49 Avenue, Lloydminster

MLS® #A2214585

**\$269,000**

4 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.17 Acres

Aurora, Lloydminster, Saskatchewan

If you're looking for a very well-maintained Saskatchewan side home in excellent condition look no further. This home has four bedrooms two bathrooms and a large well well-maintained, fully landscaped fenced yard. The location is good as you're close to shopping and schools and there's a park just around the corner. This home is perfect for your family - don't miss out! Check out the 3D virtual tour!

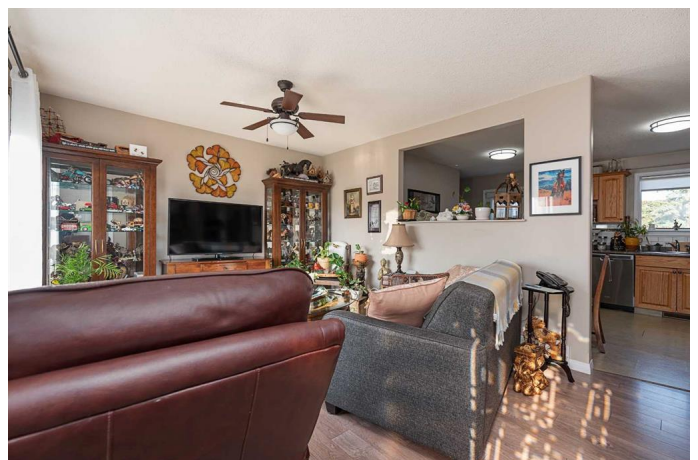
Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2214585    |
| Price          | \$269,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 869         |
| Acres          | 0.17        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

Address 3107 49 Avenue



|             |              |
|-------------|--------------|
| Subdivision | Aurora       |
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V 1C7      |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Driveway, Off Street |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Laminate Counters, Storage                                     |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas, Floor Furnace   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Storage  |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 7                |
| Zoning         | R1               |

### Listing Details

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

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