

# \$265,000 - 3408 45a Avenue close, Lloydminster

MLS® #A2230991

## \$265,000

4 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.11 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this well-maintained four-level split home, ideally situated on a quiet cul-de-sac on the Saskatchewan side of Lloydminster. Built in 1986, this 934 sq. ft. detached home features four bedrooms and two full bathrooms, with two bedrooms located upstairs and two on the lower level. The home offers plenty of natural light throughout and includes a spacious storage room in the basement, perfect for organizing seasonal items or extras. Youâ€™ll also find a cozy playroom or TV room downstairsâ€”an ideal space for family time or relaxing. The backyard is a great size and includes a large shed, while the property also offers ample parking. A great option for a family home or an investment property

Built in 1986

## Essential Information

MLS® #	A2230991
Price	\$265,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	934
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Detached



Style	4 Level Split
Status	Active

### Community Information

Address	3408 45a Avenueclose
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1T5

### Amenities

Parking Spaces	3
Parking	Concrete Driveway, Parking Pad, None

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Lawn, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	3
Zoning	R1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.