

# \$264,900 - 3113 47 Avenue, Lloydminster

MLS® #A2241827

**\$264,900**

6 Bedroom, 3.00 Bathroom, 1,351 sqft  
Residential on 0.18 Acres

Aurora, Lloydminster, Saskatchewan

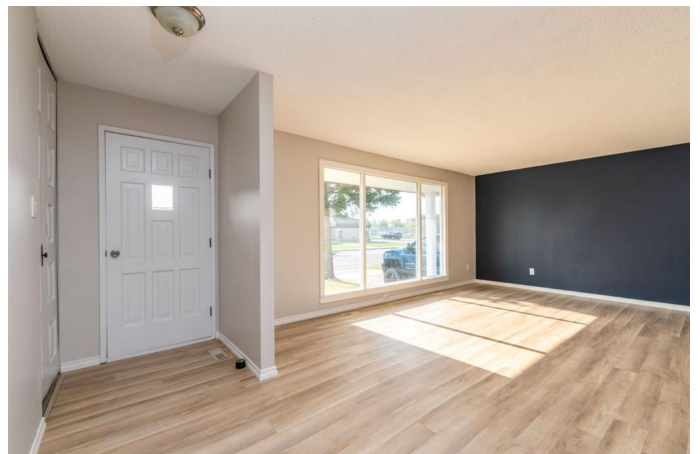
Located directly across the street from an elementary school, a sprawling park, and lush green space, this charming bungalow offers the perfect blend of comfort, convenience, and potential. Whether you're a first-time buyer or a savvy investor, this home checks all the boxes!

Step inside to a freshly updated main floor featuring brand-new laminate flooring and a modern coat of paint that creates a bright and welcoming atmosphere throughout. With three spacious bedrooms and two full bathrooms—including a 3-piece ensuite in the primary suite—this home is move-in ready while still offering room to make it your own.

The main floor bathrooms have been refreshed with updated hardware and fixtures, while the basement bathroom is currently mid-renovation, giving you a head start on finishing the space your way.

Downstairs you'll find a flexible layout with space for up to three additional bedrooms, a large rec room, and even more possibilities thanks to the separate entry, existing plumbing for a kitchenette, and main-floor laundry that could be easily shared. Perfect for developing into a self-contained rental suite—cha-ching!

Outside, enjoy a private and spacious yard with a double detached heated garage—ideal for vehicles, a workshop, or extra storage.



Whether you're looking to break into the housing market or expand your investment portfolio, this home offers the rare combination of move-in readiness and future potential. Don't miss your chance to own this gem with built-in value!

Built in 1976

### Essential Information

MLS® #	A2241827
Price	\$264,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,351
Acres	0.18
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3113 47 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1E8

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
-------------------	-------------

Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	24
Zoning	R1

### **Listing Details**

Listing Office	2 PERCENT REALTY ELITE
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.