

# \$299,900 - 2603 46 Avenue, Lloydminster

MLS® #A2248469

**\$299,900**

3 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

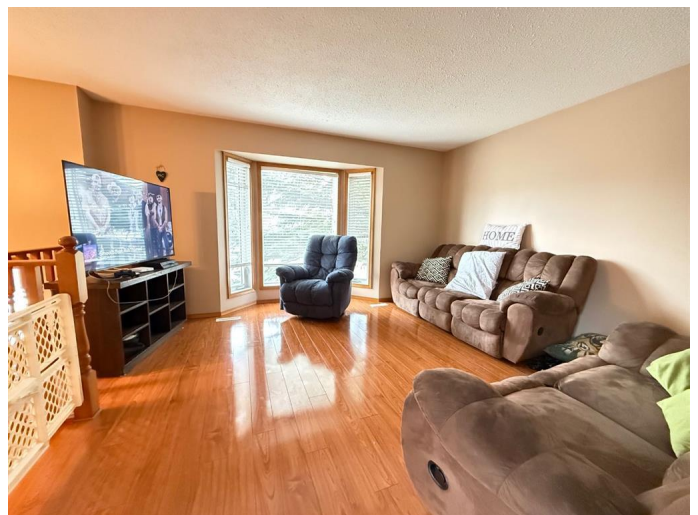
A great neighbourhood to live in! Close to schools and parks, this very well kept 3 bedroom bi-level is up for grabs! Completed up and down and a bathroom on each level. This home shows with pride from the front entry, into the bright living room, good size dining area. Two bedrooms on the main level. Family room for tv nights and a large bedroom complete the basement. There's a storage room with built in shelves as well. Looking for a home with a garage? You'll appreciate this heated oversized double garage. Fully fenced yard as well!

Built in 1988

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248469    |
| Price          | \$299,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 968         |
| Acres          | 0.13        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 2603 46 Avenue |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1S2        |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                      |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Concrete Driveway |
| # of Garages   | 2                                                                                                                      |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage      |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                    |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                |
| Lot Description   | Back Yard, Interior Lot, Lawn, Level, Street Lighting, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Frame                                                                  |
| Foundation        | Wood                                                                        |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 28                |
| Zoning         | R                 |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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