

# \$284,900 - 3014 46 Avenue, Lloydminster

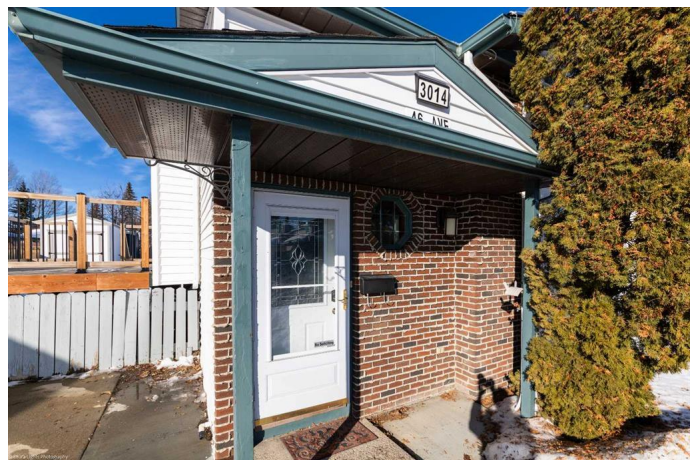
MLS® #A2196600

**\$284,900**

4 Bedroom, 2.00 Bathroom, 938 sqft  
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Lots of value adding updates have been completed at this 4-bed, 2 bath Saskatchewan side bi-level. Quick possession is possible. The main level features a spacious living room, a dining room, a galley style kitchen with over-sink window plus direct access to the deck and back yard. Also on the main level are 2 bedrooms and a full 4-pc bathroom. The basement has the large windows associated with the bi-level design, making the basement feel bright and spacious. On this level there is a designated laundry room, a large family room, 2 more bedrooms and another 4-pc bath. Outside is a large deck and a beautiful yard that is fenced for privacy. Plus, there are two sheds for your storage needs. One shed is insulated with power and is wired to run an electric heater. This would be a great place for projects or to park the motorbikes or quads. Updates include: New PVC Windows Upstairs (2014), New PVC Windows Downstairs (2015) Central Air Conditioning (2015), Central Vacuum (2015), Sump Pump Installed (2016), Bathroom renovations (2016), Eaves troughing changed (2016), New West Fence (2016), New South Fence (2017), New Shingles (2018), Security System (2018), Changed deck and deck railing (2021), Added 8' x 16' Shed (2022), New Water Heater (2023), Painted the Vinyl Siding (2023). This property is within walking distance of the Winston Churchill School, the Jaycee Hill Park and the Father Gorman Community School. The wide driveway allows for 2 vehicles to



park, plus there is additional parking beside the home for another vehicle or an RV. Call to view this terrific property!

Built in 1986

### **Essential Information**

MLS® #	A2196600
Price	\$284,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.13
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3014 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1Y1

### **Amenities**

Parking Spaces	3
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Sump Pump(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## Additional Information

Date Listed February 24th, 2025

Days on Market 16

Zoning R1

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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