

\$449,900 - 2602 42 Avenue close, Lloydminster

MLS® #A2206133

\$449,900

5 Bedroom, 4.00 Bathroom, 1,948 sqft
Residential on 0.24 Acres

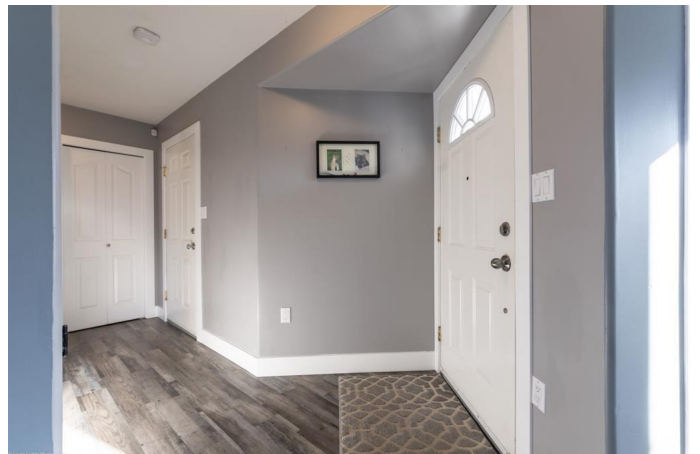
Aurora, Lloydminster, Saskatchewan

This property is situated on a massive (10,290 square feet!) pie shaped lot with no back neighbours. Prime, family-friendly cul-de-sac location a short walk from Winston Churchill School and JC Park. This impressive home offers over 1,900 square feet with a functional floorplan and updated flooring. The kitchen has a large island, ample cabinetry, updated appliances and lots of storage. You'll also find main floor laundry in the 2 piece bathroom, 2 living room spaces, a dining room and a den on the main floor. Upstairs you have 4 great sized bedrooms, a full bathroom with double sinks and the primary featuring a generous sized walk-in closet and a full ensuite with double sinks. The basement is developed with a play area, large bedroom, 3 piece bathroom with a gorgeous tiled shower a cozy family room and lots of storage. This home package also has central air conditioning, a double attached heated garage and new shingles. This property has room to grow inside and out!

Built in 1997

Essential Information

MLS® #	A2206133
Price	\$449,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1



Square Footage	1,948
Acres	0.24
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2602 42 Avenue close
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B8

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Kitchen Island, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Gas Water Heater, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Garburator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private, Cul-De-Sac, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	8
Zoning	R1

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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.