

\$308,000 - 2603 46 Avenue, Lloydminster

MLS® #A2248469

\$308,000

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	\$308,000
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	Concrete Driveway, Double Garage Detached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized
# 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	2
Zoning	R

Listing Details

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

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.