

\$245,000 - 2620 46 Avenue, Lloydminster

MLS® #A2249428

\$245,000

3 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

This 4 level split is located on the Saskatchewan side of Lloydminster. Location Location Location!!! this home is located near schools and on a quiet crescent. Perfect home for the handy person! It has loads of potential and perfect for a first time home owner. The kitchen dining area has a single door pantry and garden doors, closet and side door. The Laundry is located on the 2nd level next to the 4 piece bath. The single attached garage is a definite bonus... Shelving is included. The storage and furnace room and located on the lower level. All appliances are in as is condition. No Real Property Report. Buyer to purchase title insurance. No Property Condition Disclosure - home was rented. The home is sold as is.

Built in 1989

Essential Information

MLS® #	A2249428
Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Detached



Style	4 Level Split
Status	Active

Community Information

Address	2620 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1S3

Amenities

Utilities	Cable Available, Electricity Available, Garbage Collection, Natural Gas Available, See Remarks, Sewer Connected, Water Available
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Smoking Home, Wood Windows
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Wood

Additional Information

Date Listed	August 17th, 2025
Days on Market	10
Zoning	R1

Listing Details

Listing Office	MAC'S REALTY LTD.
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