

\$359,900 - 2311 46 Avenue, Lloydminster

MLS® #A2245641

\$359,900

4 Bedroom, 3.00 Bathroom, 1,050 sqft

Residential on 0.12 Acres

Wallacefield, Lloydminster, Saskatchewan

Tucked away on a corner lot in a quieter area of Lloyd SK, this 2008 bi-level offers 1,050 sq. ft. on the main floor plus a fully finished basement. The main level features an open-concept layout with plenty of natural light, two bedrooms, and two bathrooms. The primary suite includes a walk-in closet and full ensuite.

The kitchen has a pantry, includes all appliances, and the dining area has patio doors leading to a deck, lower patio, and fenced backyard. Downstairs offers a spacious family room, two more bedrooms, and a full bath. The basement has dri-core subfloor, insulation in the ceiling for sound deadening, and rough in plumbing for a wet bar in the SE corner of the family room. Underground sprinklers and a heated double attached garage completes this well-kept home in a quiet, family-friendly location.

Built in 2007

Essential Information

MLS® #	A2245641
Price	\$359,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,050
Acres	0.12
Year Built	2007



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	2311 46 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Laminate Counters, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 6th, 2025
Days on Market	20
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.