# \$254,900 - 3312 48 Avenue, Lloydminster

MLS® #A2249791

#### \$254,900

4 Bedroom, 2.00 Bathroom, 857 sqft Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

Step into comfort and value with this welcoming 4-bedroom, 2-bath homeâ€"perfect for first-time buyers or investors. The main floor offers a bright living room with easy-care laminate flooring, a practical kitchen and dining space, a full 4-piece bathroom, and three bedrooms, including the primary.

Downstairs, you'II find plenty of room to spread out. A large family room, a 3-piece bathroom, an oversized bedroom, plus a laundry room and extra storage provide lots of potential for your own personal touch.

Outside, enjoy a fully fenced backyard with fruit trees, shrubs, and three handy storage sheds. The oversized single detached garage and gated driveway add convenience and security, while the spacious yard is ideal for gatherings or simply relaxing.

This property is move-in ready and full of opportunityâ€"don't miss your chance to make it yours!

Built in 1972

#### **Essential Information**

MLS® # A2249791

Price \$254,900

Bedrooms 4

Bathrooms 2.00

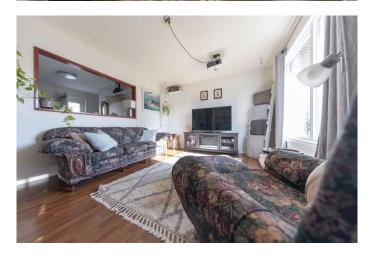
Full Baths 2

Square Footage 857

Acres 0.15







Year Built 1972

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

## **Community Information**

Address 3312 48 Avenue

Subdivision Aurora

City Lloydminster
County Lloydminster

Province Saskatchewan

Postal Code S9V1A7

#### **Amenities**

Parking Spaces 3

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Bookcases

Appliances Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden

Lot Description Lawn, Street Lighting, Few Trees

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 22nd, 2025

Days on Market 76 Zoning R1

## **Listing Details**

### Listing Office LPT Realty

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