

# \$335,000 - 2908 45 Avenue, Lloydminster

MLS® #A2245637

## \$335,000

5 Bedroom, 3.00 Bathroom, 1,119 sqft

Residential on 0.16 Acres

Aurora, Lloydminster, Saskatchewan

Located across from Jaycee Hill and Winston Churchill School, this updated bi-level offers great value in a family-friendly neighbourhood. Featuring PVC windows, metal entry doors, good shingles, a high-efficiency furnace, and central A/C (just one year old), this home is move-in ready. The main floor has three bedrooms, including a primary with feature wall, walk-in closet, and 3-piece ensuite. Hardwood flooring runs through the living room and bedrooms. The finished basement adds two more bedrooms and extra living space. Enjoy the two-level deck (partially covered), garden area, and heated double detached garage. Central vac and a garden shed complete the package.

Built in 1984

## Essential Information

MLS® #	A2245637
Price	\$335,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,119
Acres	0.16
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Active
--------	--------

## Community Information

Address	2908 45 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1S8

## Amenities

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Satellite TV Dish
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.