

# \$289,900 - 3307 47 Avenue, Lloydminster

MLS® #A2220210

**\$289,900**

4 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Located on the Saskatchewan side of Lloydminster, this well-kept bungalow is ideally situated within walking distance to both Father Gorman and Jack Kemp Schools. A great fit for families, the home offers three spacious bedrooms on the main floor and a fourth downstairs. There are two bathrooms on the main level and an additional bathroom in the basement. The kitchen includes a handy pantry, and PVC windows throughout the main floor add to the home's efficiency. Downstairs features a large family or recreation room, perfect for gatherings or kids' activities. The oversized single garage and long driveway provide ample parking. Enjoy the low-maintenance paving stone patio out back—great for outdoor meals or relaxing. A solid home in a great location, ready for your family to move in.

Built in 1980

## Essential Information

MLS® #	A2220210
Price	\$289,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,040
Acres	0.14
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3307 47 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1K9

### Amenities

Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 12th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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