

\$239,900 - 3005 46 Avenue, Lloydminster

MLS® #A2226270

\$239,900

4 Bedroom, 2.00 Bathroom, 1,023 sqft

Residential on 0.11 Acres

Aurora, Lloydminster, Saskatchewan

Located in the Aurora neighbourhood, this solid home is a great option whether you're getting into the market or adding to your investment portfolio. It's currently tenant-occupied with renters who would love to stayâ€”making it a smart, income-generating property from day one.

Upstairs features three bedrooms, a bright dining area, and a spacious kitchen with plenty of room to cook and gatherâ€”totalling 280 sq ft. Downstairs, thereâ€™s a fourth bedroom and a huge rec room offering 570 sq ft of versatile space for relaxing, entertaining, or setting up a home gym.

The home sits on a 4,890 sq ft lot with a large backyard and shedâ€”perfect for outdoor storage or summer hangouts. Inside, youâ€™ll appreciate the luxury vinyl plank flooring, which adds both style and durability.

Aurora is known for its linear parks and green spacesâ€”beautifully designed trails and parks ideal for walking, jogging, or just enjoying the outdoors. Youâ€™re also close to schools, essential services, and major roads, making everyday life easy and connected. Plus, there's a playground nearby where kids can safely play and explore.

Built in 1985

Essential Information



MLS® #	A2226270
Price	\$239,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,023
Acres	0.11
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	3005 46 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1X5

Amenities

Parking Spaces	3
Parking	Gravel Driveway, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Storage
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	Maxwell Reliant Realty
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