

# \$304,900 - 2710 49 Avenue, Lloydminster

MLS® #A2227547

## \$304,900

4 Bedroom, 2.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

This home is cleaner, more updated and more move in ready than some homes that are 15-20 years newer. This home measures 1040 square feet on the main floor and has 2+2 bedrooms and 1+1 bathrooms- There is a long list of improvements evidenced by the pictures attached to the listing. Outside you have an attached carport to keep the snow off your roof and a private back yard that has newer sod/newer fence and deck. Also noteworthy is Newer vinyl plank flooring on both the main floor and the basement, newer kitchen/counter top, updated bathrooms, updated baseboard/casing/interior doors, newer windows and doors, newer fence/deck, newer shingles and some new siding are top of mind when you walk through this home. There is nothing that you need to do here, just call the movers and enjoy a very well put together home.

Built in 1978

## Essential Information

MLS® #	A2227547
Price	\$304,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,040
Acres	0.14
Year Built	1978



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

### Community Information

Address	2710 49 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1H7

### Amenities

Parking Spaces	1
Parking	None

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	June 3rd, 2025
Days on Market	8
Zoning	R1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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