

# \$264,900 - 3113 47 Avenue, Lloydminster

MLS® #A2241827

**\$264,900**

6 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.18 Acres

Aurora, Lloydminster, Saskatchewan

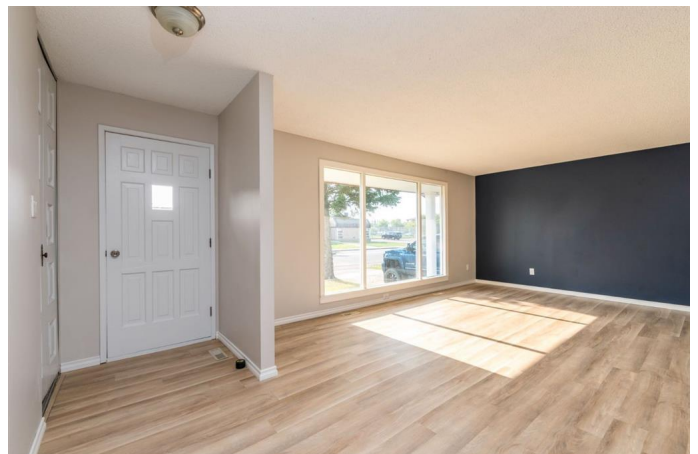
Located directly across the street from an elementary school, a sprawling park, and lush green space, this charming bungalow offers the perfect blend of comfort, convenience, and potential. Whether you're a first-time buyer or a savvy investor, this home checks all the boxes!

Step inside to a freshly updated main floor featuring brand-new laminate flooring and a modern coat of paint that creates a bright and welcoming atmosphere throughout. With three spacious bedrooms and two full bathrooms—including a 3-piece ensuite in the primary suite—this home is move-in ready while still offering room to make it your own.

The main floor bathrooms have been refreshed with updated hardware and fixtures, while the basement bathroom is currently mid-renovation, giving you a head start on finishing the space your way.

Downstairs you'll find a flexible layout with space for up to three additional bedrooms, a large rec room, and even more possibilities thanks to the separate entry, existing plumbing for a kitchenette, and main-floor laundry that could be easily shared. Perfect for developing into a self-contained rental suite—cha-ching!

Outside, enjoy a private and spacious yard with a double detached heated garage—ideal for vehicles, a workshop, or extra storage.



Whether you're looking to break into the housing market or expand your investment portfolio, this home offers the rare combination of move-in readiness and future potential. Don't miss your chance to own this gem with built-in value!

Built in 1976

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241827    |
| Price          | \$264,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,351       |
| Acres          | 0.18        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3113 47 Avenue |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1E8        |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating      | Forced Air, Natural Gas                                |
| Cooling      | None                                                   |
| Has Basement | Yes                                                    |
| Basement     | Full, Partially Finished                               |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 34              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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