

# \$309,900 - 2612 43 Avenue, Lloydminster

MLS® #A2235954

**\$309,900**

5 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

Refreshed + Ready , Bright Bi-Level in a Family-Friendly Cul-de-Sac. This freshly updated bi-level checks all the boxes – bright, airy, and move-in ready.

Nestled in a quiet cul-de-sac just steps from Winston Churchill

School and Jaycee Hill Park, it's the perfect location for any lifestyle. Inside, the home has been freshly painted throughout with soft, neutral tones. The main floor features a sun-filled living room with hardwood floors, a functional U-shaped kitchen with plenty of storage, and three spacious bedrooms – ideal for a growing family. A full 4-piece bathroom completes the main level. Step out the back door and enjoy a private, fully fenced yard lined with mature trees – the ultimate outdoor retreat for kids, pets, and summer BBQs.

Downstairs, the basement offers two more large bedrooms, a second full bathroom, and a generous family room perfect for movie nights or play space. There's also a large laundry/utility room with tons of extra storage. and another fridge. With new shingles, and plumbing, five bedrooms, and a pristine turnkey condition, this one is a must-see. Clean, classic, and move-in ready

Built in 1997



## Essential Information

MLS® #	A2235954
Price	\$309,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.12
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	2612 43 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B8

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Off Street

## Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                      Wood

**Additional Information**

Date Listed                      June 30th, 2025  
Days on Market                1  
Zoning                              R1

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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