

# \$309,900 - 2507 43 Avenue, Lloydminster

MLS® #A2233652

## \$309,900

5 Bedroom, 2.00 Bathroom, 960 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Tucked away in a quiet Saskatchewan side cul-de-sac with no back neighbors, you'll find this fantastic 5 bedroom home! The main floor has a functional layout with a large eat-in kitchen with direct access to the East facing deck overlooking the beautifully landscaped back yard (hello perfect morning coffee spot!). A hallway leads you down to 3 good sized bedrooms and a full bathroom. The basement is fully finished with a large family room, additional bathroom, 2 more good sized bedrooms and the laundry/storage room. This home is steps from Winston Churchill school, walking paths, playgrounds and JC Hill. Don't miss this opportunity to make this home your own!

Built in 1999

## Essential Information

MLS® #	A2233652
Price	\$309,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.14
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level



Status	Active
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## Community Information

Address	2507 43 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2B8

## Amenities

Parking Spaces	2
Parking	None

## Interior

Interior Features	Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	June 23rd, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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