

# \$459,900 - 317 6 Avenue, Paradise Hill

MLS® #A2257508

**\$459,900**

5 Bedroom, 3.00 Bathroom, 1,645 sqft  
Residential on 0.33 Acres

NONE, Paradise Hill, Saskatchewan

This sprawling bungalow was built in 2006 and is situated on an incredible lot in the beautiful community of Paradise Hill. A large front foyer welcomes you to the main living spaces of the home. The attractive kitchen features stainless steel appliances, lots of cupboard space and a well-sized island. There are big beautiful bay windows in both the dining room and the living room allowing for lots of natural light. Additionally, the gas fireplace in the living room makes the space feel cozy on those cool fall evenings. The generous primary bedroom hosts a spacious en-suite and large walk-in closet. There are 2 additional bedrooms and a 4-pc bathroom on the main level. Also on this floor are a 2-pc bathroom/laundry room combination and a mudroom which are positioned near the exit to the covered breezeway between the house and the oversized double car garage (28x32). Downstairs you will enjoy a large family/games room, a 3-pc bathroom, 2 more large bedrooms and another room that would make an excellent exercise room, office or bedroom.

The backyard is an oasis! Enjoy the patio, pathways, trees, shrubs, plants, garden beds and lawn. The home is heated with a forced air natural gas furnace. There is also hot water floor heat in the basement and garage. Paradise Hill is located 45 minutes North East of Lloydminster. The community boasts a K-12 school, arena, curling rink, library and more! Call to view!



Built in 2006

### **Essential Information**

MLS® #	A2257508
Price	\$459,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,645
Acres	0.33
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	317 6 Avenue
Subdivision	NONE
City	Paradise Hill
County	Saskatchewan
Province	Saskatchewan
Postal Code	S0M 2G0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Sump Pump(s)
Appliances	Dryer, Refrigerator, Stove(s), Washer, Window Coverings, Satellite TV Dish
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

## Exterior

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

## Additional Information

Date Listed September 16th, 2025

Days on Market 49

Zoning R

## Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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