

\$254,900 - 3312 48 Avenue, Lloydminster

MLS® #A2249791

\$254,900

4 Bedroom, 2.00 Bathroom, 857 sqft
Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

Step into comfort and value with this welcoming 4-bedroom, 2-bath home—perfect for first-time buyers or investors. The main floor offers a bright living room with easy-care laminate flooring, a practical kitchen and dining space, a full 4-piece bathroom, and three bedrooms, including the primary. Downstairs, you’ll find plenty of room to spread out. A large family room, a 3-piece bathroom, an oversized bedroom, plus a laundry room and extra storage provide lots of potential for your own personal touch. Outside, enjoy a fully fenced backyard with fruit trees, shrubs, and three handy storage sheds. The oversized single detached garage and gated driveway add convenience and security, while the spacious yard is ideal for gatherings or simply relaxing. This property is move-in ready and full of opportunity—don’t miss your chance to make it yours!

Built in 1972

Essential Information

MLS® #	A2249791
Price	\$254,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	857
Acres	0.15



Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3312 48 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1A7

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden
Lot Description	Few Trees, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	70
Zoning	R1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.