

# \$334,900 - 3310 44a Avenue, Lloydminster

MLS® #A2217994

**\$334,900**

4 Bedroom, 2.00 Bathroom, 894 sqft

Residential on 0.14 Acres

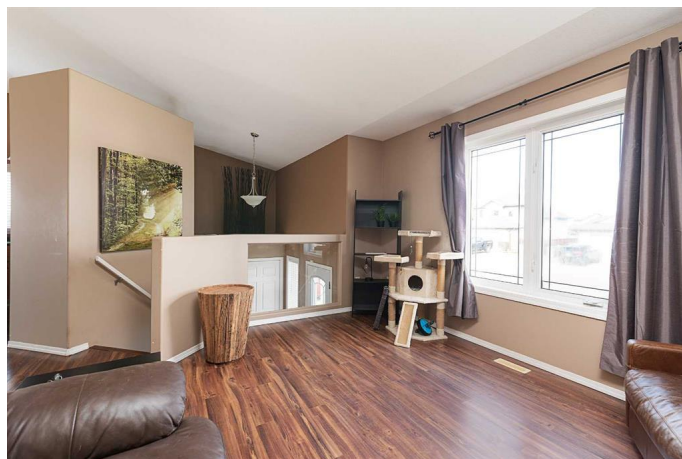
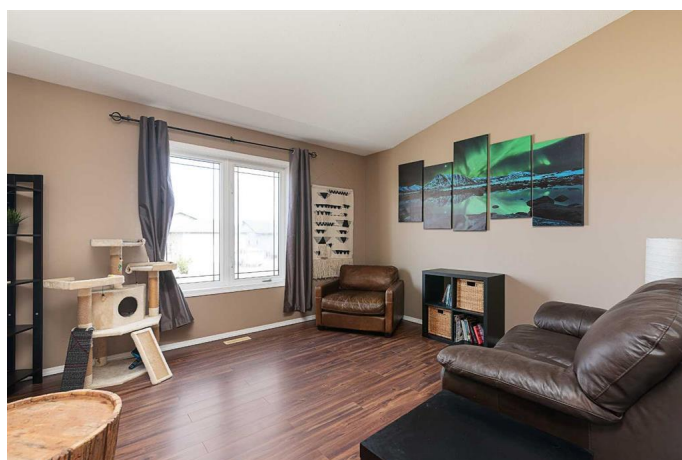
East Lloydminster, Lloydminster,  
Saskatchewan

Super Saskatchewan Starter! Here's an excellent value you should have a look at! This home features 4 bedrooms and 2 baths and is situated on a nice street. Driving up you'll notice there's something special in the oversized yard, and that's a perfect man/girl cave. Obviously, this could be used as a garage but it's current set up is perfect as it's finished inside in tongue and groove pine ceiling and walls. The house itself has a nice sized living room with vaulted ceiling which continues into the kitchen and dining room. The kitchen has lots of cupboard space and even an island. The dining room has an access door to the deck and backyard which also comes with a shed. Upstairs has a bigger primary bedroom, spare bedroom and 4 piece bath. The downstairs has 2 more bedrooms and a 3 piece bath and a HUGE family room! Check out the 3D tour and put this on your list of houses to view!

Built in 2005

## Essential Information

MLS® #	A2217994
Price	\$334,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	894



Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3310 44a Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2E9

### **Amenities**

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office            CENTURY 21 DRIVE

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