

\$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
--------	--------

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	1
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.