



**2611 43 Avenue
Lloydminster, Saskatchewan**

MLS # A2290944



\$424,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,297 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to this well-maintained family home located in a quiet Saskatchewan neighborhood, just a short distance from Winston Churchill School. Offering a functional layout and numerous updates, this property is perfect for growing families. The main floor features three spacious bedrooms, including a primary suite complete with a walk-in closet and private 3-piece ensuite. The bright eat-in kitchen offers updated appliances, abundant cabinetry, a convenient sit-up bar, and a corner pantry—ideal for both everyday living and entertaining. You’ll also appreciate the main floor laundry, fresh paint throughout, and new flooring in the living room, kitchen, entryway, and one bedroom, new hot water tank, and new washer & dryer. Central air conditioning ensures comfort during the warmer months. The fully finished basement provides plenty of additional living space with a large family/rec room featuring a cozy gas fireplace, two generous bedrooms, a 3-piece bathroom, and ample storage. Outside, the property continues to impress with RV parking, a double attached heated garage, updated shingles, and a fenced backyard complete with a fire pit area—perfect for relaxing or hosting family and friends. This move-in ready home combines space, comfort, and a great location—don’t miss your opportunity to make it yours!