

# \$394,900 - 3321 41 Avenue, Lloydminster

MLS® #A2218534

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

Note \*Pictures are from a house of the same plan and design as this new home will be\*  
Brand new home in the peaceful Aurora subdivision—ready in just a few months! This thoughtfully designed 1,108 sq. ft. bungalow offers 2 bedrooms, 2 full bathrooms, and the potential to double your living space with an unfinished basement ready for your vision. Enjoy the modern touches throughout, including 9-foot ceilings, quartz countertops, a stylish kitchen backsplash, and a stunning island perfect for entertaining. The kitchen features solid wood cabinetry with soft-close doors, while the black-trimmed tri-pane windows add a sleek, energy-efficient finish. Step outside to a spacious covered deck, ideal for relaxing or hosting guests. The front yard will be landscaped with grass and a tree, and a concrete double driveway offers ample parking. A perfect blend of comfort, style, and future potential—don’t miss your chance to own this beautiful new build!

Built in 2025

## Essential Information

MLS® #	A2218534
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108



Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3321 41 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K6

### Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 6th, 2025
Days on Market	11
Zoning	R1

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.