

# \$234,500 - 3313 43 Avenue, Lloydminster

MLS® #A2221650

## \$234,500

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to 3313 43 Avenue, nestled in the desirable Aurora subdivision of Lloydminster, Saskatchewan. This 2012-built residence offers 1,170 square feet of living space on the main level, featuring 3 bedrooms and 2 full bathrooms. The open-concept layout includes a large living room and a combined kitchen/dining area, all under vaulted ceilings that enhance the sense of space. The kitchen has an abundance of counter top space with a large eat-up island and lots of storage. Right beside the kitchen you'll find additional pantry space, the washer/dryer and space for a couple freezers. The primary bedroom is on its own side of the home offering privacy and features a full ensuite with jacuzzi tub and large walk-in closet. The property is fully fenced making it a perfect oasis for pets and kids. Fantastic family-friendly community with walking trails nearby and close to the new arena opening soon!

Built in 2012

## Essential Information

MLS® #	A2221650
Price	\$234,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.14



Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	3313 43 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2E5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	2
Zoning	RMH

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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