

# \$199,900 - 3410 43 Avenue, Lloydminster

MLS® #A2063313

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft  
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

2009 mobile on an owned lot not rented, Seller motivated to sell and can accommodate a quick possession. This place features 3 bedrooms and 2 bathrooms. There is no carpet and the kitchen has lots of counter space with plenty of storage. The master bedroom has a big walk in closet with an ensuite also. Fenced back yard with 2 gardens, lots of flowers, and backs onto green space. Come and have a look.

Built in 2009

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2063313    |
| Price          | \$199,900   |
| Sold Price     | \$174,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,216       |
| Acres          | 0.13        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Mobile      |
| Status         | Sold        |

## Community Information

Address 3410 43 Avenue



|             |              |
|-------------|--------------|
| Subdivision | Aurora       |
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V2E5       |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Soaking Tub                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Basement          | None                                              |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | None                                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Vinyl Siding                                                               |
| Foundation        | Other                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 5th, 2023 |
| Date Sold      | July 2nd, 2024 |
| Days on Market | 363            |
| Zoning         | R1             |
| HOA Fees       | 0.00           |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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