

\$414,900 - 3302 43a Avenue N, Lloydminster

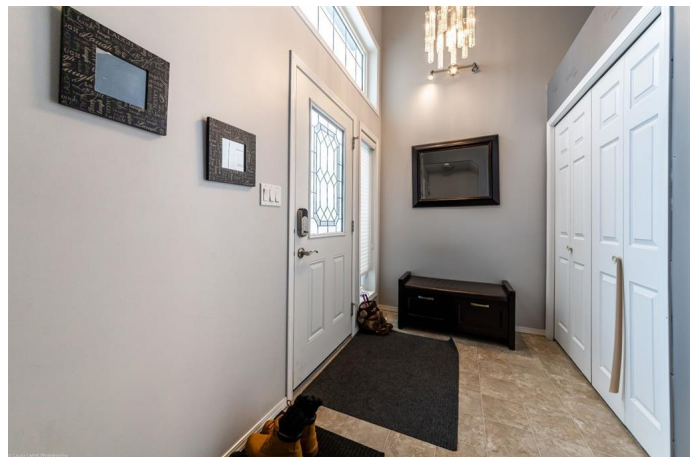
MLS® #A2106062

\$414,900

5 Bedroom, 3.00 Bathroom, 1,285 sqft
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Nestled in a quiet Sask side neighborhood close to schools, JC Park and the hospital. This exceptional 5-bedroom, 3-bathroom modified bi-level home embodies the perfect blend of luxury, comfort, and convenience. Situated on a peaceful lot with no rear neighbors, you'll relish the serene backdrop of green space and a walking path just steps from your back door. The heart of the home is the chef's kitchen which showcases Quartz countertops, under lite cabinet lighting and a suite of high-end appliances including a side-by-side fridge & freezer, built-in stove, microwave, and cooktop. The spacious island provides both a focal point for culinary endeavors and a gathering space for casual dining and entertaining. Retreat to the primary bedroom featuring a generous walk-in closet and 5-piece en-suite complete with double sinks and jetted soaker tub, offering a sanctuary of relaxation. Downstairs, the basement beckons with its inviting ambiance, boasting a dry bar and ample space for hosting guests or enjoying family movie nights. Two additional bedrooms, full 4-piece bathroom and spacious laundry room with cabinetry and wash sink complete this level. Practical amenities such as a heated garage with floor sump and RV parking enhance daily living and provide ample storage for all your parking needs. While The fully fenced yard with its expansive 25' x 18' 2-tier composite deck with natural gas bbq hookup provides the perfect backdrop for outdoor



enjoyment and entertaining with westward views. Don't miss the chance to make this remarkable home your own. Schedule your showing today!

Built in 2011

Essential Information

MLS® #	A2106062
Price	\$414,900
Sold Price	\$380,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,285
Acres	0.13
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	3302 43a Avenue N
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2E6

Amenities

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Built-In Range, Dishwasher, Microwave, Range Hood,

	Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	February 7th, 2024
Date Sold	July 28th, 2024
Days on Market	172
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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