

# \$424,900 - 3202 43a Avenue, Lloydminster

MLS® #A2147032

**\$424,900**

5 Bedroom, 3.00 Bathroom, 1,310 sqft  
Residential on 0.13 Acres

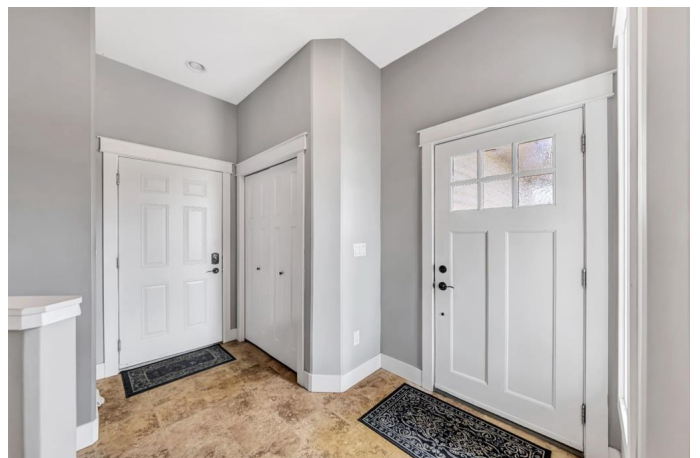
Aurora, Lloydminster, Saskatchewan

Custom built home is located in a quiet Saskatchewan neighbourhood backing onto a greenbelt with only one neighbour and short distance to 3 schools, JC park and the new splash park location. This bungalow has a great layout with hardwood welcoming you to the living room which flows to the impressive kitchen with beautiful cabinetry all the way to the 9 foot ceilings, large eat-up island, soft-close drawers, corner pantry and large dining area overlooking the private landscaped yard. Upstairs you'll find a laundry room with sink and storage and 3 bedrooms with the master featuring a 3 piece ensuite and generous sized walk-in closet. The basement is complete with 2 big bedrooms, a den, large family room and ample storage space. This home also has central air conditioning for those hot summer days!

Built in 2010

## Essential Information

MLS® #	A2147032
Price	\$424,900
Sold Price	\$417,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,310
Acres	0.13



Year Built	2010
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	3202 43a Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2E6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	No Animal Home, Pantry, Storage, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Lawn, Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	July 6th, 2024
Date Sold	July 18th, 2024
Days on Market	12
Zoning	R1

HOA Fees 0.00

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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