

\$299,900 - 3309 43b Avenue, Lloydminster

MLS® #A2173658

\$299,900

4 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.12 Acres

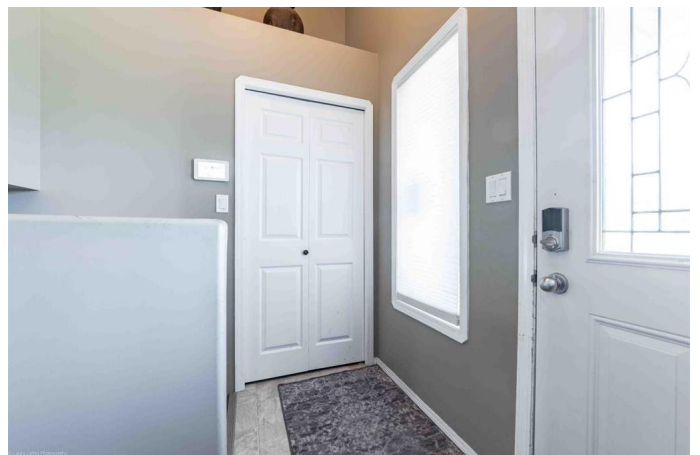
Aurora, Lloydminster, Saskatchewan

This attractive well-maintained Sask-side 4-bed 2-bath bi-level home is located in the Aurora subdivision of Lloydminster. It sits on a quiet street, backs onto a walking path and boasts easy access to schools and parks. The main level of this well-designed home features a spacious living room with vaulted ceilings and a beautiful kitchen with an adjoining eating area that has access to the East facing covered back deck. Also on the main level are 2-spacious bedrooms and the 4-pc family bathroom. The basement is beautifully finished and well laid out. On this level there is a large family room, 2 more bedrooms, a 3-pc bathroom plus the laundry/utility room. Large windows feature throughout making the entire home feel bright and welcoming. The backyard is fenced for privacy and hosts a 32 ft X 4 ft raised perennial bed, a shed for storage, the covered back deck and a 14 ft X 28 ft slate patio. In addition to the concrete parking pad, there is room to build a garage or park the RV. Call to view this terrific family home!

Built in 2006

Essential Information

MLS® #	A2173658
Price	\$299,900
Sold Price	\$289,000
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.12
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3309 43b Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0S6

Amenities

Parking Spaces	2
Parking	Parking Pad, Concrete Driveway

Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Rectangular Lot, Few Trees, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 16th, 2024
Date Sold	November 13th, 2024
Days on Market	26
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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