

**3207 43 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2267142**



**\$419,900**

|                    |                                                                                                    |               |                   |
|--------------------|----------------------------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b>   | Aurora                                                                                             |               |                   |
| <b>Type:</b>       | Residential/House                                                                                  |               |                   |
| <b>Style:</b>      | Bi-Level                                                                                           |               |                   |
| <b>Size:</b>       | 1,106 sq.ft.                                                                                       | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>       | 5                                                                                                  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>     | Double Garage Attached, Driveway, Heated Garage, RV Access/Parking                                 |               |                   |
| <b>Lot Size:</b>   | 0.14 Acre                                                                                          |               |                   |
| <b>Lot Feat:</b>   | Back Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting                                 |               |                   |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                            |               |                   |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum                                                                         |               |                   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                    |               |                   |
| <b>Basement:</b>   | Full                                                                                               |               |                   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                           |               |                   |
| <b>Foundation:</b> | Wood                                                                                               |               |                   |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s) |               |                   |
| <b>Water:</b>      | -                                                                                                  |               |                   |
| <b>Sewer:</b>      | -                                                                                                  |               |                   |
| <b>Condo Fee:</b>  | -                                                                                                  |               |                   |
| <b>LLD:</b>        | -                                                                                                  |               |                   |
| <b>Zoning:</b>     | R1                                                                                                 |               |                   |
| <b>Utilities:</b>  | -                                                                                                  |               |                   |

**Inclusions:** N/A

From the moment you arrive you will appreciate the care and attention that went into this home. Double attached heated garage with RV parking large enough to accommodate a 33' camper, central air conditioning are just a few things to mention! Once entering this home you'll notice the high vaulted ceilings with open main floor plan. The eat-in kitchen has lots of storage and counter top space with a corner pantry and island. Take in the sunrise view every morning from your kitchen table with the large windows letting in lots of natural light. The back yard is private, landscaped with a large deck. 3 Bedrooms are upstairs with the master bedroom featuring a walk-in closet and a en-suite with shower and linen storage. The basement is mostly complete and just waiting for a few finishing touches. Large family room with vinyl plank flooring, a stunning feature wall and upgraded trim package have been complete and make this house feel like a home. Fantastic location close to Jack Kemp elementary school, the hospital and lots of neighborhood walking trails. All appliances are included making this home move in ready!