

# \$219,900 - 3313 43 Avenue, Lloydminster

MLS® #A2221650

**\$219,900**

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.14 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to 3313 43 Avenue, nestled in the desirable Aurora subdivision of Lloydminster, Saskatchewan. This 2012-built residence offers 1,170 square feet of living space on the main level, featuring 3 bedrooms and 2 full bathrooms. The open-concept layout includes a large living room and a combined kitchen/dining area, all under vaulted ceilings that enhance the sense of space. The kitchen has an abundance of counter top space with a large eat-up island and lots of storage. Right beside the kitchen you'll find additional pantry space, the washer/dryer and space for a couple freezers. The primary bedroom is on its own side of the home offering privacy and features a full ensuite with jacuzzi tub and large walk-in closet. The property is fully fenced making it a perfect oasis for pets and kids. Fantastic family-friendly community with walking trails nearby and close to the new arena opening soon!

Built in 2012

## Essential Information

MLS® #	A2221650
Price	\$219,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.14



Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	3313 43 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2E5

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	42
Zoning	RMH

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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