

# \$389,900 - 3313 41 Avenue, Lloydminster

MLS® #A2197230

**\$389,900**

2 Bedroom, 2.00 Bathroom, 1,108 sqft

Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

A brand-new home that is sure to impress! This 2025 built home is full of amazing features and lots of extras you won't find in other homes. A spacious and modern home with 1108 square feet on the main level. Some of the special features include Tri-pane black windows, high end 6 unit appliance package, a covered deck, solid wood cabinets soft closing, 9 foot ceilings, accent walls, 65 inch TV, double concrete driveway, upgraded lighting package, and exterior stone to name a few. A great layout that provides 2 large bedrooms and 2 full bathrooms with large living room and kitchen/dining room. The kitchen is the heart of the home and this one will not disappoint. A stunning kitchen with quartz countertops, sharp looking accent backsplash, an abundance of cabinets styled with dark lower cabinets and light colored upper cabinets. The white quartz countertops look top notch and the oversized island is going to be a favorite. This home has fences on 2 sides and the front yard will be completed with grass and front yard tree once the snow melts. A beautiful new home that is ready to go.

Built in 2025

## Essential Information

MLS® # A2197230

Price \$389,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,108
Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3313 41 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K6

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, None

### **Interior**

Interior Features	Kitchen Island, Pantry, See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Metal Frame
Foundation	Wood

### **Additional Information**

Date Listed	February 26th, 2025
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Days on Market	49
Zoning	R1

**Listing Details**

Listing Office	MUSGRAVE AGENCIES
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