

# **\$475,000 - 3303 43b Avenue, Lloydminster**

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MLS® #A2238244

## **\$475,000**

5 Bedroom, 3.00 Bathroom, 1,400 sqft

Residential on 0.16 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this spacious and inviting 1,400 sq ft modified bi-level, built in 2005 and perfectly located in the family-friendly Aurora neighbourhood. Tucked away on a super quiet crescent, this home offers the ideal combination of privacy and convenience.

Inside, you'll find a bright and functional layout designed with family living in mind. The main floor features two sizeable bedrooms and a full 4-piece bathroom. The cozy living room is filled with natural light, flowing seamlessly into the large kitchen—complete with a central island, pantry, and all appliances included. Whether you're cooking for the family or entertaining friends, this space is both practical and welcoming. Upstairs, the private primary suite offers a generous retreat, featuring a spacious walk-in closet and a 5-piece ensuite with double sinks and a jetted tub—ideal for unwinding at the end of the day. Downstairs, the fully finished basement adds even more value with two large bedrooms, a comfortable family room with built-in shelving, a snack bar, and a gas fireplace—perfect for movie nights or relaxed evenings in. The backyard is a standout feature—set on a large pie-shaped lot backing onto peaceful green space. Enjoy warm summer days on the big back deck, complete with a natural gas BBQ hookup. The heated double attached garage also includes hot and cold taps, and extras like central air conditioning and central vac ensure this home is as comfortable as it is functional. This is a perfect home for a growing family looking for



space, warmth, and a welcoming community. If this feels like the right fit, schedule your showing today!

Built in 2005

### Essential Information

MLS® #	A2238244
Price	\$475,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,400
Acres	0.16
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### Community Information

Address	3303 43b Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0S6

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, RV Access/Parking, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters, Recessed Lighting, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

	Refrigerator, Stove(s), Washer, Window Coverings, Bar Fridge, Gas Water Heater, Microwave Hood Fan
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Few Trees, Front Yard, Irregular Lot, Low Maintenance Landscape, No Neighbours Behind, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	July 8th, 2025
Zoning	R1

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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