

\$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 |
|-------------|---------------------|

Days on Market 54

Zoning R1

Listing Details

Listing Office MUSGRAVE AGENCIES

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