



GRASSROOTS
REALTY GROUP

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**3321 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2218534



\$394,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,108 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Air Exchanger, Air Filter, Natural Gas BBQ Hookup

Note *Pictures are from a house of the same plan and design as this new home will be* Brand new home in the peaceful Aurora subdivision—ready in just a few months! This thoughtfully designed 1,108 sq. ft. bungalow offers 2 bedrooms, 2 full bathrooms, and the potential to double your living space with an unfinished basement ready for your vision. Enjoy the modern touches throughout, including 9-foot ceilings, quartz countertops, a stylish kitchen backsplash, and a stunning island perfect for entertaining. The kitchen features solid wood cabinetry with soft-close doors, while the black-trimmed tri-pane windows add a sleek, energy-efficient finish. Step outside to a spacious covered deck, ideal for relaxing or hosting guests. The front yard will be landscaped with grass and a tree, and a concrete double driveway offers ample parking. A perfect blend of comfort, style, and future potential—don’t miss your chance to own this beautiful new build!