



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3207 43 Avenue
Lloydminster, Saskatchewan**

MLS # A2267142



\$409,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,106 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

From the moment you arrive you will appreciate the care and attention that went into this home. Double attached heated garage with RV parking large enough to accommodate a 33' camper, central air conditioning are just a few things to mention! Once entering this home you'll notice the high vaulted ceilings with open main floor plan. The eat-in kitchen has lots of storage and counter top space with a corner pantry and island. Take in the sunrise view every morning from your kitchen table with the large windows letting in lots of natural light. The back yard is private, landscaped with a large deck. 3 Bedrooms are upstairs with the master bedroom featuring a walk-in closet and a en-suite with shower and linen storage. The basement is mostly complete and just waiting for a few finishing touches. Large family room with vinyl plank flooring, a stunning feature wall and upgraded trim package have been complete and make this house feel like a home. Fantastic location close to Jack Kemp elementary school, the hospital and lots of neighborhood walking trails. All appliances are included making this home move in ready!