



**3320 42 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2278826**



**\$319,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Aurora                                 |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,170 sq.ft.                           | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | None                                   |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                          | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Linoleum                                 | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A  |                   |    |

This attractive Sask-side 2-storey family home was built in 2013. It is located in the desirable Aurora neighborhood within walking distance of the Aurora playground, Jaycee Hill Park and the Winston Churchill Elementary School. The main floor of this bright and sunny home consists of high ceilings, a welcoming living room, the kitchen with large island and the dining room with patio door access to the backyard deck. The conveniently located 2-pc bathroom completes the main level. Upstairs you are greeted with a full 4-pc bathroom and the generous primary bedroom with walk-in closet. Two more well-sized bedrooms are on the 2nd level. The unfinished basement is waiting for your creative touch to expand your living space. The basement exterior walls are insulated and drywalled, and two large windows are letting in lots of light. The large fenced backyard has lots of room for the kids to play and pets to run around. This property has back alley access, rear parking or a future garage can be considered. Call to view this terrific property!