



GRASSROOTS
REALTY GROUP

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3320 42 Avenue
Lloydminster, Saskatchewan

MLS # A2278826



\$319,900

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

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	High Ceilings, Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: 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!