



**3313 44 A Avenue  
Lloydminster, Saskatchewan**

**MLS # A2304629**



**\$399,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this fantastic family home located in the desirable Aurora community, tucked away in a quiet cul-de-sac and just steps from schools and parks. This well-designed Saskatchewan bi-level offers a functional layout perfect for growing families or those needing extra space. The main floor features a bright and open living area with vaulted ceilings and durable laminate flooring, creating a warm and inviting atmosphere. You'll find two bedrooms upstairs, making it ideal to convert one into a home office or guest room. The lower level boasts three additional bedrooms—perfect for kids or teens to have their own space—along with plenty of room to relax and unwind. Outside, enjoy a fully fenced yard with ample space for outdoor living, plus large RV parking for all your toys. The double attached heated garage adds year-round convenience and comfort. Complete with all appliances, this home offers incredible value in a family-friendly neighborhood. A must-see!