

**3303 43B Avenue  
Lloydminster, Saskatchewan**

**MLS # A2238244**

# \$475,000



<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,400 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Irregular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this spacious and inviting 1,400 sq ft modified bi-level, built in 2005 and perfectly located in the family-friendly Aurora neighbourhood. Tucked away on a super quiet crescent, this home offers the ideal combination of privacy and convenience. Inside, you'll find a bright and functional layout designed with family living in mind. The main floor features two sizeable bedrooms and a full 4-piece bathroom. The cozy living room is filled with natural light, flowing seamlessly into the large kitchen—complete with a central island, pantry, and all appliances included. Whether you're cooking for the family or entertaining friends, this space is both practical and welcoming. Upstairs, the private primary suite offers a generous retreat, featuring a spacious walk-in closet and a 5-piece ensuite with double sinks and a jetted tub—ideal for unwinding at the end of the day. Downstairs, the fully finished basement adds even more value with two large bedrooms, a comfortable family room with built-in shelving, a snack bar, and a gas fireplace—perfect for movie nights or relaxed evenings in. The backyard is a standout feature—set on a large pie-shaped lot backing onto peaceful green space. Enjoy warm summer days on the big back deck, complete with a natural gas BBQ hookup. The heated double attached garage also includes hot and cold taps, and extras like central air conditioning and central vac ensure this home is as comfortable as it is functional. This is a perfect home for a growing family looking for space, warmth, and a welcoming community. If this feels like the right fit, schedule your showing today!