

# \$394,900 - 3321 41 Avenue, Lloydminster

MLS® #A2218534

**\$394,900**

2 Bedroom, 2.00 Bathroom, 1,108 sqft  
Residential on 0.12 Acres

Aurora, Lloydminster, Saskatchewan

Note \*Pictures are from a house of the same plan and design as this new home will be\*  
Brand new home in the peaceful Aurora subdivision ready in just a few months! This thoughtfully designed 1,108 sq. ft. bungalow offers 2 bedrooms, 2 full bathrooms, and the potential to double your living space with an unfinished basement ready for your vision. Enjoy the modern touches throughout, including 9-foot ceilings, quartz countertops, a stylish kitchen backsplash, and a stunning island perfect for entertaining. The kitchen features solid wood cabinetry with soft-close doors, while the black-trimmed tri-pane windows add a sleek, energy-efficient finish. Step outside to a spacious covered deck, ideal for relaxing or hosting guests. The front yard will be landscaped with grass and a tree, and a concrete double driveway offers ample parking. A perfect blend of comfort, style, and future potential don't miss your chance to own this beautiful new build!

Built in 2025

## Essential Information

MLS® #	A2218534
Price	\$394,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,108



Acres	0.12
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3321 41 Avenue
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K6

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	May 6th, 2025
Days on Market	78
Zoning	R1

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

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