



**DJ Golden**  
**REAL ESTATE**

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**3333 41 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2262768**



**\$399,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,012 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	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, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry, Vaulted Ceiling(s)		

<b>Inclusions:</b>	N/A
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Welcome to 3333 41 Ave nestled on a quiet street with no back neighbors! This newer bi level home boasts a large heated garage and a fully fenced yard with added privacy with no back neighbors. This home boasts potential for a mother in law suite with a bar kitchen in the basement. As you enter the home you are greeted with modern colors and tile flooring. There are four bedrooms, and three bathrooms. The living room is open to the dining kitchen area. The kitchen has a pantry and an island for added space. The home also has two washer dryer hook ups making it easy to convert to a suite if desired. This well appointed home has immense potential and awaits you!