



GRASSROOTS
REALTY GROUP

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3405 43 Avenue
Lloydminster, Saskatchewan

MLS # A2332590



\$289,000

Division:	Aurora		
Type:	Residential/House		
Style:	Mobile Home-Double Wide		
Size:	1,541 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Don't miss this fantastic opportunity to own this exceptionally well-maintained 2009 modular home situated on a titled 8,438 sq. ft. lot with no pad fees! Offering 3 bedrooms and 2 full bathrooms, this move-in-ready home is perfect for families, first-time buyers, downsizers, or anyone looking for affordable homeownership. Pride of ownership is evident throughout this home, which features a bright and functional layout, central air conditioning, and the added peace of mind of a new roof. Step outside to enjoy the fully fenced and beautifully landscaped yard with plenty of room for children, pets, gardening, or entertaining. Storage is exceptional with four storage sheds and a heated workshop, providing ample space for tools, hobbies, and seasonal equipment. Conveniently located on the Saskatchewan side of Lloydminster, this home is close to schools, the Lloydminster Hospital, the Cenovus Energy Hub, parks, shopping, and other everyday amenities, making it an ideal location for families and professionals alike.