

\$379,900 - 4306 33 Street, Lloydminster

MLS® #A2133094

\$379,900

4 Bedroom, 3.00 Bathroom, 1,160 sqft
Residential on 0.14 Acres

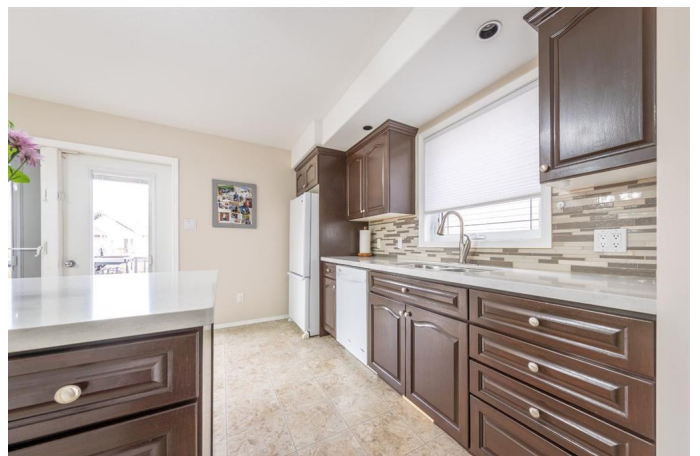
Aurora, Lloydminster, Saskatchewan

Discover your new home in a peaceful area on the Saskatchewan side of Lloydminster. This charming residence offers a spacious and practical layout ideal for a family or anyone needing extra room. Currently 2 bedrooms up and 2 down, the family room in the basement has the space to be a 5th bedroom with a closet!

Step into the large kitchen, where recent updates include modern cupboards, a sleek sink and faucet, stylish backsplash and elegant quartz countertops. The walk-in pantry provides ample storage and the master bedroom, with its walk-in closet and 2-piece ensuite, offers a private retreat. Main floor laundry is an added bonus!

This home is in excellent condition, equipped with central air conditioning and central vacuum for added comfort and convenience. Recently installed blinds (2023) add a fresh look to every room, while the new furnace and hot water tank (2022) ensure your home is energy-efficient and ready for all seasons.

The fully landscaped and fenced yard is perfect for outdoor activities, whether it's hosting gatherings, gardening, or simply enjoying some quiet time. Convenient storage under the deck. There's also RV parking available, making it easy to accommodate additional vehicles or recreational equipment. The lower deck, built in 2017, is an inviting



space for outdoor dining and entertaining.

For those who appreciate a spacious garage, the heated double attached garage (26'x22') with a sump offers plenty of room for vehicles and storage.

Situated within walking distance to Jaycee Park and close to both Father Gorman and Winston Churchill schools, this home is perfectly located for convenience and community. With limited options at this price point, this home won't last long!

Don't miss your chance to make this great property your own!

Built in 2005

Essential Information

MLS® #	A2133094
Price	\$379,900
Sold Price	\$379,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.14
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	4306 33 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster

Province	Saskatchewan
Postal Code	S9V 0S6

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage

Interior

Interior Features	Central Vacuum, Vinyl Windows, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	September 28th, 2024
Date Sold	November 23rd, 2024
Days on Market	56
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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