\$349,900 - 4606 33 Street, Lloydminster

MLS® #A2233862

\$349,900

4 Bedroom, 3.00 Bathroom, 1,317 sqft Residential on 0.22 Acres

Aurora, Lloydminster, Saskatchewan

Tired of cookie-cutter homes? Welcome to this one-of-a-kind bilevel located in the highly sought-after Aurora neighbourhood on the Saskatchewan side! Perfectly nestled at the end of a quiet cul de sac, this home offers a rare blend of character, privacy, and unbeatable space â€" both inside and out.

Set on a huge, treed lot, the backyard is a private oasis with endless possibilities. Whether you dream of a lush garden, a kids' play centre, trampoline, additional workshop, or just room to relax and entertain â€" this yard delivers!

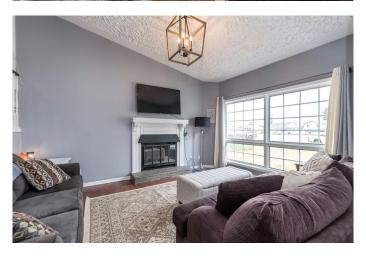
Step inside and feel instantly at home. The main living area features a cozy wood-burning fireplace, creating a warm and inviting atmosphere. Just above, the formal dining room overlooks the space, adding architectural charm and a unique layout that's anything but ordinary.

The kitchen offers ample cabinet storage and a bright, eat-in nook â€" perfect for casual family meals or morning coffee. With three spacious bedrooms on the main floor, there's plenty of room for a growing family.

Downstairs, you'II find even more living space complete with a wood-burning stove, helping to reduce heating costs during those chilly Saskatchewan winters. And when summer hits, stay cool and comfortable with







central air conditioning throughout the home.

Additional highlights include:

Double attached garage

Dedicated mudroom

Cul de sac location with mature trees offering

exceptional privacy

Great location close to parks, schools, and

amenities

Priced to sell in a family-friendly

neighbourhood

Homes like this don't come around often

â€" and when they do, they don't last long.

Come see it for yourself and imagine the

possibilities. Your new home in Aurora is

waiting!

Built in 1985

Essential Information

MLS® # A2233862

Price \$349,900

Sold Price \$350,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,317

Acres 0.22

Year Built 1985

Type Residential

Sub-Type Detached

Style Bi-Level

Status Sold

Community Information

Address 4606 33 Street

Subdivision Aurora

City Lloydminster

County Lloydminster

Province Saskatchewan

Postal Code S9V1V1

Amenities

Parking Spaces 4

Parking Double Garage Attached

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features None

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 25th, 2025

Date Sold August 3rd, 2025

Days on Market 39
Zoning R1
HOA Fees 0.00

Listing Details

Listing Office 2 PERCENT REALTY ELITE

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