

\$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 – 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 – 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 – 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™ll 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 donâ€™t come around often
â€“ and when they do, they donâ€™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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