

# \$479,900 - 4132 34 Street, Lloydminster

MLS® #A2241025

**\$479,900**

4 Bedroom, 4.00 Bathroom, 1,664 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this beautifully maintained 2013-built two-storey home, ideally situated with no rear neighbours and backing onto peaceful green space—offering the perfect blend of privacy and natural views.

Step into the inviting grand foyer, where you're immediately greeted by an abundance of natural light and an open, welcoming layout. The open-concept main floor is perfect for modern living, featuring a chef-worthy kitchen with a massive island, stylish cabinetry, and quality finishes. Expansive windows line the back of the home, offering stunning views of your backyard and the tranquil greenspace beyond.

Upstairs, enjoy a true primary retreat complete with a spacious walk-in closet and a luxurious 5-piece en-suite, featuring dual sinks, a corner soaker tub, and plenty of room to unwind. Two additional bedrooms and another full bath complete the upper level.

The fully finished basement expands your living space with a large rec room, perfect for movie nights or a play area, and an additional bedroom ideal for guests or a home office.

Additional features include:

Heated attached garage

Central air conditioning

RV parking



Landscaped yard

Move-in ready condition

This is a rare opportunity to own a beautifully finished home with no rear neighbours, modern comforts, and a functional family layout. All that's missing is you!

Built in 2013

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241025    |
| Price          | \$479,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,664       |
| Acres          | 0.13        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4132 34 Street |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 2H5        |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Parking Spaces | 5                                     |
| Parking        | Double Garage Attached, Heated Garage |
| # of Garages   | 2                                     |

### Interior

|                   |             |
|-------------------|-------------|
| Interior Features | See Remarks |
|-------------------|-------------|

|              |                                                        |
|--------------|--------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating      | Forced Air, Natural Gas                                |
| Cooling      | Central Air                                            |
| Has Basement | Yes                                                    |
| Basement     | Full, Finished                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Wood            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 89              |
| Zoning         | R1              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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