

# \$484,900 - 4132 34 Street, Lloydminster

MLS® #A2241025

**\$484,900**

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	\$484,900
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
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Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## 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	2
Zoning	R1

## Listing Details

Listing Office	2 PERCENT REALTY ELITE
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