4714 31 Street
Lloydminster, Saskatchewan

MLS # A2222664

$315,000

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	**Age:**	1976 (49 yrs old)
Beds:	4	**Baths:**	2
Garage:	Double Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Many Trees, No Neighbour		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: N/A

Location, location, location! If you've been holding out for a home that offers privacy and the perks of being in town—this might be the one. Tucked away on a quiet street, this detached home backs onto green space with Father Gorman School and park just steps away. There's even a walking path beside the house, giving you extra space from the neighbors and a more open feel. Mature trees in the yard add a nice view from the kitchen sink (because let's be real—if you're doing dishes, the view helps!). There's great curb appeal, and the driveway has space for 5 vehicles. Whether it's family, friends, or extra toys—there's room. The double detached garage is also a huge plus. Inside, the home has 4 bedrooms plus a big den that could be your office, home gym, or creative space. The layout is bright and welcoming, with a cozy rec room and bar area downstairs that's perfect for movie nights or entertaining. The backyard is fully fenced and private. You're just a short walk to multiple schools including Father Gorman, Jack Kemp, and Winston Churchill. Jaycee Park is nearby too—great for sledding in the winter or letting the kids run free in the summer. You're also close to the hospital, more parks, and walking trails. Great option for a detached home in this price range—especially with this kind of location. Reach out if you'd like to book a tour!