



GRASSROOTS
REALTY GROUP

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4606 33 Street
Lloydminster, Saskatchewan

MLS # A2233862



\$349,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,317 sq.ft.	Age:	1985 (40 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

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's 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 don't come around often — 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!

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