



GRASSROOTS
REALTY GROUP

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4132 34 Street
Lloydminster, Saskatchewan

MLS # A2241025



\$484,900

Division:	Aurora		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,664 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

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

Inclusions: NA

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!