



**GRASSROOTS**  
REALTY GROUP

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4136 34 Street  
Lloydminster, Saskatchewan

MLS # A2243958



**\$449,000**

Division:	Aurora		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,375 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	NA		

Welcome to a beautifully designed 5-bedroom, 3-bath modified bi-level that blends space, comfort, and style in every corner. From the moment you arrive, the double attached garage offers both convenience and storage, setting the tone for what's inside. Step through the front door and you're greeted by vaulted ceilings and an abundance of natural light, creating a warm, open atmosphere throughout the main living space. The kitchen is a true highlight—perfect for hosting or simply enjoying daily life—with its open design and seamless flow into the living and dining areas. Central air conditioning keeps the home comfortable year-round, while the outdoor space is just as impressive. A two-tiered deck overlooks a large, fenced backyard that's ideal for kids, pets, or weekend gatherings. This home has been well cared for and offers the perfect layout for growing families or those who love to entertain. It's move-in ready and waiting for you to make it your own.