



**GRASSROOTS**  
REALTY GROUP

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4104 34 Street  
Lloydminster, Saskatchewan

MLS # A2256773



**\$469,900**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Aurora                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | Bi-Level                                                            |               |                   |
| <b>Size:</b>     | 1,207 sq.ft.                                                        | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 5                                                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Irregular Lot, Lawn                   |               |                   |

|                    |                                     |
|--------------------|-------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas             |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank         |
| <b>Roof:</b>       | Asphalt Shingle                     |
| <b>Basement:</b>   | Full                                |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame            |
| <b>Foundation:</b> | Wood                                |
| <b>Features:</b>   | Quartz Counters, Vaulted Ceiling(s) |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** N/A

This home is a pleasure to walk through- so clean and so immaculate both inside and out... you will love this home the moment you walk through the door. With over 1207 square feet upstairs and a fully finished basement, this home has all the space a growing family needs. The home has been repainted and shows 10/10- features include: quartz counter tops, newer appliances throughout, vaulted ceilings, 3 bedrooms on the main floor and 2 bedrooms in the basement, heated garage with floor sump, laminate flooring and vinyl plank flooring throughout the main floor and basement with brilliant white tile in the kitchen and dining area, modern colors throughout and wonderful window glazing that floods the main floor living area with natural light. You will love this home the moment you walk through the door..you will love the location which is tucked inside a quiet crescent with only localized traffic-no neighbors behind this home as you back on to a public green space where you will enjoy the backyard space on a huge two-tiered deck with lower decking for even more privacy. This home won't last long!!