4307 32 Street
Lloydminster, Saskatchewan

MLS # A2277938

$429,777

Division:	Aurora
Type:	Residential/House
Style:	Modified Bi-Level
Size:	1,450 sq.ft.
Age:	2010 (16 yrs old)
Beds:	5
Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, RV Access/Pa
Lot Size:	0.14 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, L

Heating:	Floor Furnace, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Wood	**Utilities:**	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Inclusions: N/A

Located in desirable Colonial Park, this home backs directly onto green space, offering unobstructed views from your deck and a private backyard with its own access gate, perfect for kids, pets, and outdoor enjoyment. This modified bi-level offers over 1,400 sq. ft. of well-designed living space, beginning with a spacious foyer that leads up to a bright, open-concept kitchen, dining, and living area with soaring vaulted ceilings. The kitchen features a large island and corner pantry, ideal for both everyday living and entertaining. The primary bedroom is generously sized and includes a walk-in closet and an ensuite with a double-head shower. Outside, you’ll appreciate the huge driveway and concrete RV parking pad, providing plenty of room for your RV, toys, or extra vehicles. The oversized heated garage is complete with a sump basin to keep floors clean and dry year-round. This home has space, comfort, and an outdoor lifestyle—right in your own backyard. Perfect to customize and tailor to your unique needs. Immediate possession is available! Don’t miss out on exploring every detail through our immersive 3D virtual tour experience.