



**4126 34 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2296748**



**\$464,900**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Wood

**Features:** High Ceilings

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** Single-detached Residenti

**Utilities:** -

**Inclusions:** N/A

This pristine, fully modernized bi-level is set on a quiet street with no back neighbours, offering privacy, natural light, and a layout that truly stands out. Designed with a unique and functional floor plan, this turn-key home is filled with large windows that flood the space with natural light, creating a bright and open feel throughout. The open concept main living area features a stunning white kitchen with a waterfall island, clean lines, and a modern finish that flows seamlessly into the dining and living space. All flooring has been updated, and the bathrooms have been completely modernized with a fresh, cohesive design. The primary suite is a true highlight, featuring a large walk-in closet and a beautifully finished ensuite with a tile shower. More features include central air conditioning, 9-foot ceilings, and a heated, finished garage. The yard is fully finished and backs onto open space with no rear neighbors, adding to the privacy and overall appeal. This is a well-designed, move-in-ready home that combines modern style, functionality, and a location that curates a well appointed tasteful home.