

# \$309,900 - 4609 32 Street, Lloydminster

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MLS® #A2188764

**\$309,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this well-maintained bungalow in the family-friendly Aurora neighborhood! With 1,125 sq. ft. of comfortable living space, this home offers 4 bedrooms and 2 bathrooms, making it perfect for growing families or first-time buyers.

The main floor features laminate flooring throughout and has been freshly painted, creating a bright and inviting atmosphere. The functional layout includes a spacious living room that flows into the dining area and kitchen, which offers plenty of cabinetry and natural light.

The main level boasts 3 well-sized bedrooms and a full bathroom, providing ample space for everyone. Downstairs, the fully developed basement includes a fourth bedroom, a large recreation room, and plenty of storage space.

Outside, you'll find a long driveway with room to park 2 vehicles, a deck for relaxing or entertaining, and a storage shed for added convenience.

Located in Aurora, this home is close to schools, parks, and all essential amenities.

Built in 1983

## Essential Information

MLS® #

A2188764



|                |             |
|----------------|-------------|
| Price          | \$309,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,008       |
| Acres          | 0.13        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4609 32 Street |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | T9V0W2         |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 2                                          |
| Parking        | Concrete Driveway, Off Street, Parking Pad |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                              |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Electric Range |
| Heating           | Forced Air                                                                   |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Finished, Full                                                               |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Lawn, Few Trees |
| Roof              | Asphalt Shingle |
| Construction      | Aluminum Siding |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 20th, 2025 |
| Days on Market | 107                |
| Zoning         | R1                 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

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