



GRASSROOTS
REALTY GROUP

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4401 33 Street
Lloydminster, Saskatchewan

MLS # A2332421



\$449,900

Division:	Aurora		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,380 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: Hot Tub

Situated on a quiet corner lot in a desirable Saskatchewan neighbourhood, this immaculate modified bi-level offers space, comfort, and functionality. Attractive landscaping and inviting curb appeal welcome you home. Step inside to a spacious front entry that leads to a bright, open-concept main living area. The kitchen is designed for everyday living and entertaining with timeless shaker cabinetry, a corner pantry, tile backsplash, a large island, and plenty of room for family meals. The living room is warm and inviting with rich hardwood flooring and a cozy gas fireplace. The main floor features two generously sized bedrooms and a full bathroom, while the private primary suite is tucked away on its own level, complete with a walk-in closet and an ensuite featuring a relaxing jetted tub. The fully finished basement expands your living space with two additional bedrooms, a spacious family room, another full bathroom, and a dedicated storage room. Additional features include central air conditioning, natural gas BBQ hookup, a heated double attached garage, and convenient RV parking. The fully fenced backyard is made for enjoying Saskatchewan summers, offering a two-tier deck, garden area, brick fire pit, and a hot tub&mdashthe perfect setting for relaxing or entertaining family and friends.