



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4606 33 Street
Lloydminster, Saskatchewan

MLS # A2334712



\$399,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,323 sq.ft.	Age:	1985 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Interlocking Driveway		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LRD
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Welcome to this one-of-a-kind 1,329 sq. ft. bi-level, ideally situated on a quiet cul-de-sac in the sought-after Aurora neighbourhood on the Saskatchewan side of Lloydminster. Offering 4 bedrooms and 3 bathrooms, this well-designed home provides plenty of space for families and those who love to entertain. The inviting main living room features a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. Downstairs, the spacious family/recreation room offers a second wood-burning fireplace, making it the perfect place to relax or gather with family and friends. Set on an impressive 9,393 sq. ft. pie-shaped lot, the mature, treed backyard provides exceptional privacy and plenty of room to enjoy the outdoors. The interlocking paver driveway adds outstanding curb appeal and leads to the double attached garage, while central air conditioning keeps the home comfortable throughout the summer. Conveniently located close to schools, the hospital, parks, and amenities, this home also offers quick access to the edge of the city for an easy commute. Combining a unique layout, generous living spaces, and an exceptional lot in a desirable location, this Aurora home is a rare opportunity you won't want to miss.