



GRASSROOTS
REALTY GROUP

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4129 34 Street
Lloydminster, Saskatchewan

MLS # A2340489



\$464,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,036 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Preserved Wood
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

Welcome to this versatile home located in the desirable Aurora neighbourhood of Lloydminster! Offering a functional layout with the potential to generate additional monthly income, this property is a great option for homeowners looking for extra space and flexibility. The main floor features two bedrooms, two full bathrooms, and a bright open-concept kitchen, dining and living area, creating a comfortable space for everyday living. Downstairs you'll find two additional bedrooms, a full bathroom, living room and summer kitchen, along with a private exterior entry to the basement. Laundry is conveniently located downstairs and shared between both levels. Outside, enjoy a landscaped yard and double attached garage. All appliances are included, making this home ready for its next owners. Conveniently located close to the hospital, schools and parks, this property offers plenty of possibilities whether you're looking for additional living space, room for extended family, or the opportunity to help offset your mortgage with additional monthly income.