



GRASSROOTS
REALTY GROUP

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**4610 31 Street Close
Lloydminster, Saskatchewan**

MLS # A2343239



\$419,900

Division:	Aurora		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,197 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Drive Through, Garage Door O		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

Welcome home to this beautifully updated 4-bedroom, 2-bathroom property tucked away on a quiet cul-de-sac on the Saskatchewan side of Lloydminster. With plenty of recent updates already taken care of, all that's left to do is move in and make it your own! Inside, you'll find fresh paint throughout and new vinyl plank flooring in the kitchen, dining room, living room, and bathrooms, giving the main living spaces a fresh, modern feel. The bedrooms feature new carpet, while the spacious family room downstairs has also been updated with new carpet, creating a comfortable space for movie nights, kids, or simply relaxing at the end of the day. The updates continue outside with new eavestroughs, shingles replaced in August 2023, and a new hot water tank in 2023—adding peace of mind for the next owners. With four bedrooms, two bathrooms, comfortable living spaces, and a location tucked away from busy streets, this home offers the space and functionality a family needs. Move-in ready and waiting for its next family to settle in, make it home, and start creating memories of their own.