



GRASSROOTS
REALTY GROUP

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4111 34 Street
Lloydminster, Saskatchewan

MLS # A2347276



\$489,900

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

Situated on a quiet street backing onto green space this modernized 1,157 sq. ft. bungalow with tile and hardwood flooring and a bright, open-concept main floor. The living area features incredible floor-to-ceiling windows overlooking your backyard and the green space, allowing ample natural light to flow throughout the home. The kitchen features upgraded cabinetry and a beautiful trim package and flows seamlessly into the dining and living areas to create open concept living at its finest. A functional mudroom is accessed directly from the heated attached garage, complete with a floor sump and ample storage. The fully finished basement was just recently finished it boasts nine-foot ceilings and has been beautifully modernized with two spacious bedrooms, a large living room, a modern bathroom, and ample storage. The park like yard features a new deck, updated fencing, and backs directly onto green space with no back neighbors. Additional features include central AC, a natural gas BBQ line, and heated garage. This home is pristine, turn-key, and situated in an incredible location with beautiful green space right outside your door. This well curate home awaits you!