

\$345,000 - 4614 35 Street, Lloydminster

MLS® #A2197568

\$345,000

4 Bedroom, 2.00 Bathroom, 1,524 sqft
Residential on 0.31 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this one-of-a-kind custom-built home, perfectly situated on an expansive lot in a peaceful cul-de-sac on the Saskatchewan side of Lloydminster. This meticulously designed one and half story home is unlike any other, offering a unique layout that effortlessly blends comfort, style, and functionality. Upon entering, you'll immediately notice the thoughtful design that sets this home apart. With a spacious open-concept living area, this home features large windows that flood the space with natural light, and a flow perfect for everyday living and entertaining. The interior offers a versatile floor plan that can easily be adapted to suit your needs, with ample room for family gatherings and quiet retreats. The rear-attached garage offers convenient access to the home, while the long driveway provides plenty of parking space for guests or additional vehicles. With the oversized lot, there's room to spread out and create your perfect outdoor oasis. Whether you're hosting a barbecue or simply enjoying some privacy, the possibilities for outdoor living are endless. There's also a two-story playhouse as well. This home is truly a rare find – offering a unique blend of comfort, privacy, and exceptional craftsmanship in a highly desirable location. Don't miss your chance to own this exceptional property that offers something truly special. Check out the 3D virtual tour!

Built in 1981



Essential Information

MLS® #	A2197568
Price	\$345,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,524
Acres	0.31
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	4614 35 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Block Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Laminate Counters
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Storage
Lot Description	Cul-De-Sac, Front Yard, Irregular Lot, Many Trees, Private, City Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	February 26th, 2025
Days on Market	36
Zoning	R1

Listing Details

Listing Office CENTURY 21 DRIVE

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.