

# \$309,900 - 4609 32 Street, Lloydminster

MLS® #A2188764

**\$309,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this well-maintained bungalow in the family-friendly Aurora neighborhood! With 1,125 sq. ft. of comfortable living space, this home offers 4 bedrooms and 2 bathrooms, making it perfect for growing families or first-time buyers.

The main floor features laminate flooring throughout and has been freshly painted, creating a bright and inviting atmosphere. The functional layout includes a spacious living room that flows into the dining area and kitchen, which offers plenty of cabinetry and natural light.

The main level boasts 3 well-sized bedrooms and a full bathroom, providing ample space for everyone. Downstairs, the fully developed basement includes a fourth bedroom, a large recreation room, and plenty of storage space.

Outside, you'll find a long driveway with room to park 2 vehicles, a deck for relaxing or entertaining, and a storage shed for added convenience.

Located in Aurora, this home is close to schools, parks, and all essential amenities.

Built in 1983

## Essential Information

MLS® #                      A2188764



Price	\$309,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	4609 32 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	T9V0W2

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Parking Pad

### **Interior**

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Built-In Electric Range
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed January 20th, 2025

Days on Market 93

Zoning R1

## **Listing Details**

Listing Office Maxwell Reliant Realty

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.