

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

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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	91
Zoning	R1

**Listing Details**

Listing Office	Maxwell Reliant Realty
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