

# \$469,900 - 4104 34 Street, Lloydminster

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MLS® #A2256773

**\$469,900**

5 Bedroom, 3.00 Bathroom, 1,207 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

This home is a pleasure to walk through- so clean and so immaculate both inside and out... you will love

this home the moment you walk through the door. With over 1207 square feet upstairs and a fully

finished basement, this home has all the space a growing family needs. The home has been repainted

and shows 10/10- features include: quartz counter tops, newer appliances throughout, vaulted ceilings,

3 bedrooms on the main floor and 2 bedrooms in the basement, heated garage with floor sump,

lamine flooring and vinyl plank flooring throughout the main floor and basement with brilliant white

tile in the kitchen and dining area, modern colors throughout and wonderful window glazing that floods

the main floor living area with natural light. You will love this home the moment you walk through the

door..you will love the location which is tucked inside a quiet crescent with only localized traffic-no

neighbors behind this home as you back on to a public green space where you will enjoy the backyard

space on a huge two-tiered deck with lower decking for even more privacy. This home won't last long!!



Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2256773    |
| Price          | \$469,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,207       |
| Acres          | 0.13        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4104 34 Street |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 2H5        |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                                   |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Vaulted Ceiling(s)                                                                       |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | None                                                                                                      |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full                                                                                            |

## Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Private Yard                                      |
| Lot Description   | Backs on to Park/Green Space, Irregular Lot, Lawn |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Wood                                              |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 13                   |
| Zoning         | R1                   |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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