

# \$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	High Ceilings, Open Floorplan, Storage, Ceiling Fan(s), 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	City Lot, Front Yard, Irregular Lot, Many Trees, Private, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	74
Zoning	R1

### **Listing Details**

Listing Office	CENTURY 21 DRIVE
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