

# \$239,900 - 102, 4405 32 Street, Lloydminster

MLS® #A2242682

**\$239,900**

4 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.00 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to Unit 102, 4405 32 Street, Lloydminster, SK—located in the well-maintained Grandview Estates Condominiums in the Aurora neighbourhood.

This spacious and functional home features three bedrooms on the upper level, one bedroom in the finished basement, and three bathrooms—perfect for families or those needing extra space. Enjoy updated appliances, a fully fenced yard, and plenty of storage throughout the home. Quick possession is available, making this an excellent opportunity for a smooth transition. A practical and comfortable house in a great location. 3D Virtual Tour Available!

Built in 2010

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2242682      |
| Price          | \$239,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,231         |
| Acres          | 0.00          |
| Year Built     | 2010          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 102, 4405 32 Street |
| Subdivision | Aurora              |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 1V6             |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Parking, Visitor Parking              |
| Parking Spaces | 2                                     |
| Parking        | Stall, Asphalt, Assigned, Parking Lot |

### Interior

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

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | None                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame                           |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 76              |
| Zoning         | R3              |
| HOA Fees       | 362             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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.