

# \$449,000 - 4136 34 Street, Lloydminster

MLS® #A2243958

**\$449,000**

5 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to a beautifully designed 5-bedroom, 3-bath modified bi-level that blends space, comfort, and style in every corner. From the moment you arrive, the double attached garage offers both convenience and storage, setting the tone for what's inside. Step through the front door and you're greeted by vaulted ceilings and an abundance of natural light, creating a warm, open atmosphere throughout the main living space. The kitchen is a true highlight—perfect for hosting or simply enjoying daily life—with its open design and seamless flow into the living and dining areas. Central air conditioning keeps the home comfortable year-round, while the outdoor space is just as impressive. A two-tiered deck overlooks a large, fenced backyard that's ideal for kids, pets, or weekend gatherings. This home has been well cared for and offers the perfect layout for growing families or those who love to entertain. It's move-in ready and waiting for you to make it your own.

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2243958  |
| Price      | \$449,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,375             |
| Acres          | 0.15              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4136 34 Street |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V2H5         |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                                                                         |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                               |

### Exterior

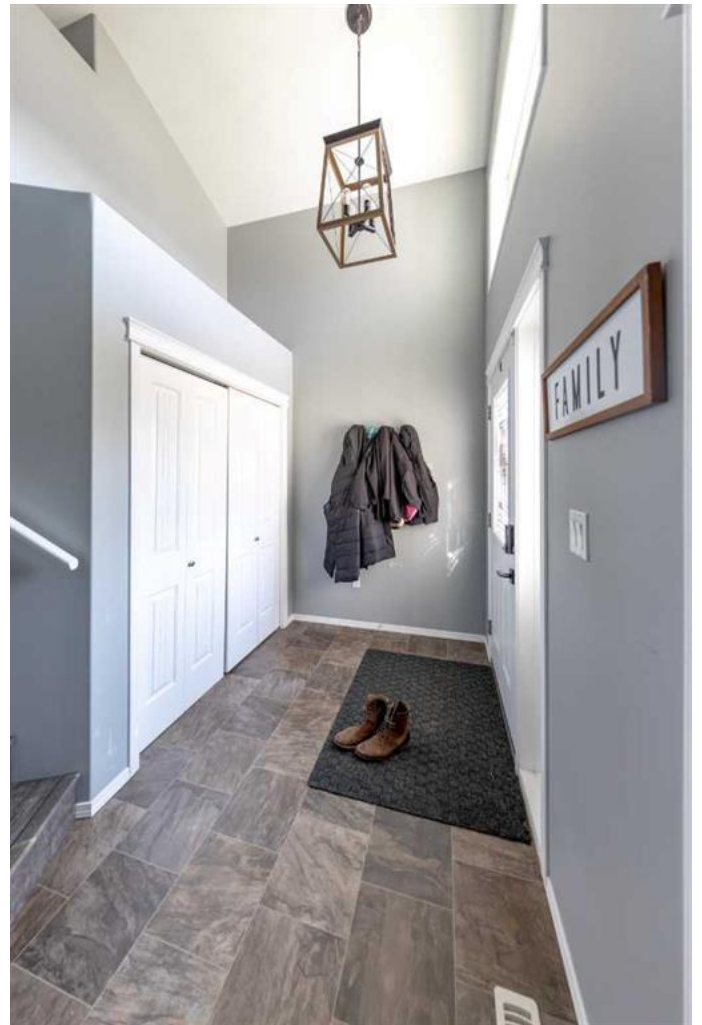
|                   |                     |
|-------------------|---------------------|
| Exterior Features | BBQ gas line        |
| Lot Description   | Front Yard, Lawn    |
| Roof              | Asphalt Shingle     |
| Construction      | Brick, Vinyl Siding |
| Foundation        | Wood                |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 23               |
| Zoning         | R1               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|



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