# \$349,900 - 4606 33 Street, Lloydminster

MLS® #A2233862

## \$349,900

4 Bedroom, 3.00 Bathroom, 1,317 sqft Residential on 0.22 Acres

Aurora, Lloydminster, Saskatchewan

Tired of cookie-cutter homes? Welcome to this one-of-a-kind bilevel located in the highly sought-after Aurora neighbourhood on the Saskatchewan side! Perfectly nestled at the end of a quiet cul de sac, this home offers a rare blend of character, privacy, and unbeatable space â€" both inside and out.

Set on a huge, treed lot, the backyard is a private oasis with endless possibilities. Whether you dream of a lush garden, a kids' play centre, trampoline, additional workshop, or just room to relax and entertain â€" this yard delivers!

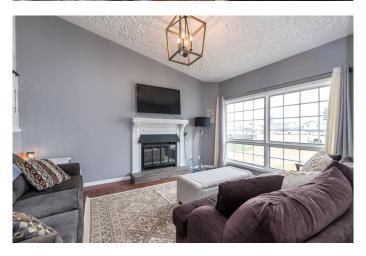
Step inside and feel instantly at home. The main living area features a cozy wood-burning fireplace, creating a warm and inviting atmosphere. Just above, the formal dining room overlooks the space, adding architectural charm and a unique layout that's anything but ordinary.

The kitchen offers ample cabinet storage and a bright, eat-in nook â€" perfect for casual family meals or morning coffee. With three spacious bedrooms on the main floor, there's plenty of room for a growing family.

Downstairs, you'II find even more living space complete with a wood-burning stove, helping to reduce heating costs during those chilly Saskatchewan winters. And when summer hits, stay cool and comfortable with







central air conditioning throughout the home.

#### Additional highlights include:

Double attached garage

Dedicated mudroom

Cul de sac location with mature trees offering

exceptional privacy

Great location close to parks, schools, and

amenities

Priced to sell in a family-friendly

neighbourhood

Homes like this don't come around often

â€" and when they do, they don't last long.

Come see it for yourself and imagine the

possibilities. Your new home in Aurora is

waiting!

#### Built in 1985

#### **Essential Information**

MLS® # A2233862

Price \$349,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,317

Acres 0.22

Year Built 1985

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 4606 33 Street

Subdivision Aurora

City Lloydminster

County Lloydminster

Province Saskatchewan

Postal Code S9V1V1

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Cul-De-Sac

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 25th, 2025

Days on Market 26 Zoning R1

### **Listing Details**

Listing Office 2 PERCENT REALTY ELITE

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.