\$364,900 - 4606 33 Street, Lloydminster

MLS® #A2233862

\$364,900

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!

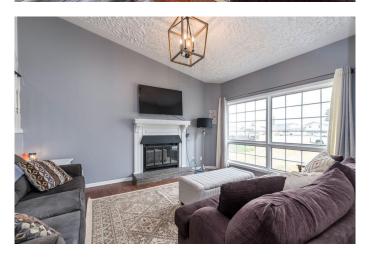
Step inside and feel instantly at home. The main living area features a cozy wood-burning fireplace, creating a warm and inviting atmosphere. Just above, the formal dining room overlooks the space, adding architectural charm and a unique layout that's anything but ordinary.

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 \$364,900

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

Zoning R1

Listing Details

Listing Office 2 PERCENT REALTY ELITE

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