

# \$299,900 - 317, 4321 32 Street, Lloydminster

MLS® #A2186848

**\$299,900**

4 Bedroom, 4.00 Bathroom, 1,274 sqft

Residential on 0.00 Acres

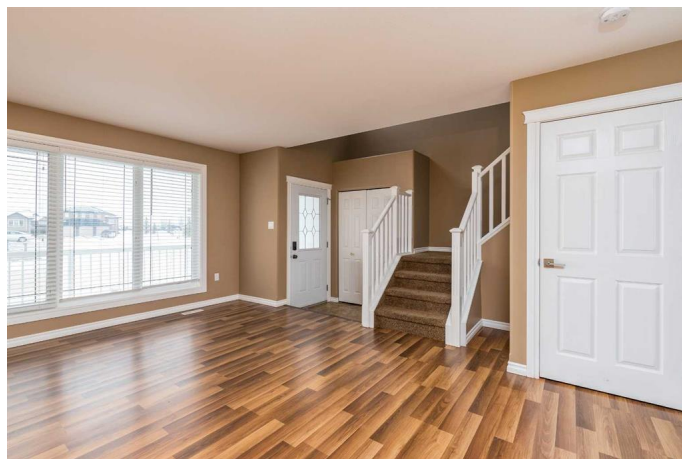
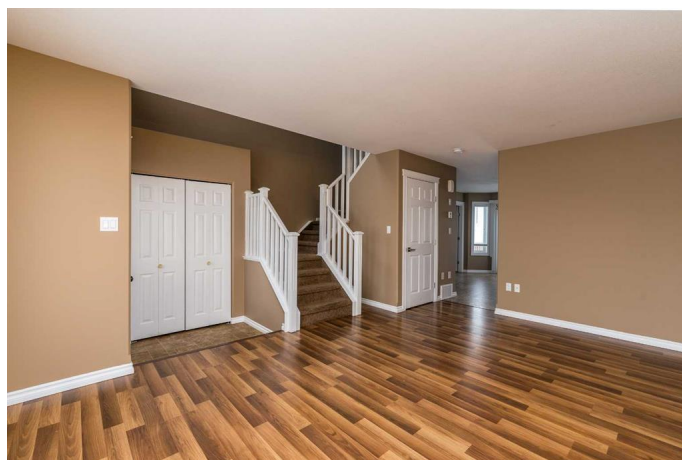
East Lloydminster, Lloydminster,  
Saskatchewan

Experience the comfort of this beautifully designed four-bedroom condo in Grandview Estates, located on the Saskatchewan side of Lloydminster. This fully developed home features central air conditioning, a spacious storage area and a recently updated lower-level bathroom complete with a relaxing jacuzzi—perfect for unwinding after a cold day. The main floor offers stylish decor, the convenience of a half bath, and main-floor laundry. Upstairs, you'll find the primary bedroom, two additional bedrooms, and a full bathroom, creating a cozy and private retreat for your family. The condo includes a double attached garage to protect your vehicles from the elements, while the fenced backyard provides a private outdoor escape. Backing onto scenic Jaycee Park, you'll enjoy access to walking and biking paths, plus the city's best sledding hill. Make your move to Grandview Estates today and embrace this exceptional lifestyle!

Built in 2012

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2186848  |
| Price      | \$299,900 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 1         |



|                |               |
|----------------|---------------|
| Half Baths     | 3             |
| Square Footage | 1,274         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 317, 4321 32 Street |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 2A6             |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Snow Removal           |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached, Asphalt |
| # of Garages   | 2                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Dryer, Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Few Trees, Lawn          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Wood                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 114               |
| Zoning         | R3                |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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