

# \$229,900 - 4805 36 Street, Lloydminster

MLS® #A2222089

## \$229,900

3 Bedroom, 2.00 Bathroom, 756 sqft

Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

This 3-bedroom, 2-bathroom home has had many important updates already done for you, including newer windows, shingles, flooring, paint, furnace, hot water tank, and a renovated basement bathroom. The home sits on a large yard with gas and electrical ready for a future detached garage. Some trim and finishing work still needs to be completed, giving new buyers a chance to add their own final touches. A solid home with great potential, ready for its next chapter.

Built in 1971

## Essential Information

MLS® #	A2222089
Price	\$229,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	756
Acres	0.15
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	4805 36 Street
Subdivision	Aurora



City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0A1

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Freezer, Microwave Hood Fan, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	15
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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