

# \$315,000 - 4714 31 Street, Lloydminster

MLS® #A2222664

**\$315,000**

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.17 Acres

Aurora, Lloydminster, Saskatchewan

Location, location, location! If you've been holding out for a home that offers privacy and the perks of being in town—this might be the one. Tucked away on a quiet street, this detached home backs onto green space with Father Gorman School and park just steps away. There's even a walking path beside the house, giving you extra space from the neighbors and a more open feel. Mature trees in the yard add a nice view from the kitchen sink (because let's be real—if you're doing dishes, the view helps!).

There's great curb appeal, and the driveway has space for 5 vehicles. Whether it's family, friends, or extra toys—there's room. The double detached garage is also a huge plus.

Inside, the home has 4 bedrooms plus a big den that could be your office, home gym, or creative space. The layout is bright and welcoming, with a cozy rec room and bar area downstairs that's perfect for movie nights or entertaining.

The backyard is fully fenced and private. You're just a short walk to multiple schools including Father Gorman, Jack Kemp, and Winston Churchill. Jaycee Park is nearby too—great for sledding in the winter or letting the kids run free in the summer. You're also close to the hospital, more parks, and walking trails.



Great option for a detached home in this price range”especially with this kind of location.  
Reach out if you’d like to book a tour!

Built in 1976

**Essential Information**

MLS® #	A2222664
Price	\$315,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	4714 31 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1E4

**Amenities**

Parking Spaces	7
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot, Lawn, Many Trees, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	67
Zoning	R1

## Listing Details

Listing Office	eXp Realty (Lloyd)
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