

# \$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 – 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 – 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 – 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'll 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 donâ€™t come around often â€“ and when they do, they donâ€™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	20
Zoning	R1

### Listing Details

Listing Office	2 PERCENT REALTY ELITE
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