

# \$449,500 - 4326 32 Street, Lloydminster

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MLS® #A2260227

**\$449,500**

5 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

A move-in ready Bi-level home that can accommodate your growing family with 5 bedrooms 3 bathrooms one is the master bedroom ensuite, double heated and insulated garage plus Central air. It is located on a corner lot on Saskatchewan side of Lloydminster. The main floor features the Living room with big windows, dining room, kitchen with stainless steel appliances, all included and the stove is brand new, the master bedroom with a walk-in closet and 3-piece ensuite, good size bedroom, and a 4-piece bathroom. In the fully finished basement, you have a very spacious family room, 3 large bedrooms, 4 -piece large bathroom, the furnace and laundry room with washer and dryer, your under stairs storage where you can store your seasonal stuff. In the well-maintained backyard, you have the covered deck, the gazebo with tables and chairs (included) where you can relax and unwind and entertain family and friends. Also, you can access the backyard from the garage back door. It is nicely located with nearby schools and parks, minutesâ€™ drive to the Lloydminster Hospital, the Cenovus Hub, the Gold Horse casino and all other amenities.

Built in 2011

## Essential Information

MLS® #                   A2260227

Price                     \$449,500



|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,101       |
| Acres          | 0.13        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 4326 32 Street |
| Subdivision | Aurora         |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 2E6        |

### **Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### **Interior**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage, Vinyl Windows                                                                                  |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full                                                                                                                                     |

### **Exterior**

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Private Yard                                  |
| Lot Description   | Back Yard, Corner Lot, Irregular Lot, Private |
| Roof              | Asphalt Shingle                               |
| Construction      | Vinyl Siding, Wood Frame                      |
| Foundation        | Wood                                          |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 52                   |
| Zoning         | R1                   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

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