

\$264,900 - 4603 32nd Street, Lloydminster

MLS® #A2198405

\$264,900

4 Bedroom, 2.00 Bathroom, 1,028 sqft
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to this charming three-bedroom, two-bath home located in the desirable and mature neighbourhood of Aurora. With three elementary schools within walking distance, tobogganing hills, ball diamonds, and a newly updated playground, this location is perfect for families looking to be part of a vibrant community. Plus, the upcoming Cenovus Energy Hub adds even more appeal to the area.

This well-maintained, turn-key property has been thoughtfully updated throughout the years, featuring updated flooring throughout and vinyl windows on the main floor. The open-concept kitchen and living area offer a spacious and inviting layout, perfect for entertaining or relaxing with family. The home has a solid foundation with plenty of life left in all major components, so you can simply move in, relax, and make it your own.

Enjoy the convenience of a single detached heated garage, and a fully fenced yard for privacy and outdoor enjoyment. The fully developed basement includes a 4th bedroom and offers ample space for a potential 5th bedroom if needed, providing plenty of room for growth and entertainment.

This home is an absolute gem that won't last long—book your showing today and discover why this could be your perfect place to call home!



Built in 1983

Essential Information

MLS® #	A2198405
Price	\$264,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,028
Acres	0.13
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4603 32nd Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1N6

Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
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Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	2 PERCENT REALTY ELITE
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