

# \$439,900 - 4308 35 Street, Lloydminster

MLS® #A2212135

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,580 sqft  
Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

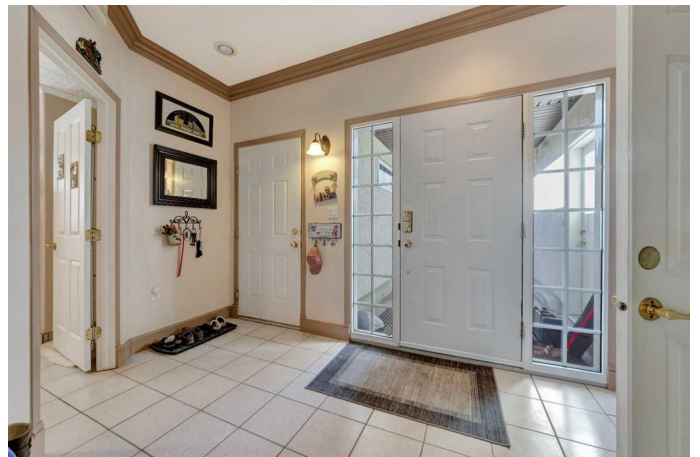
Step into comfort with this thoughtfully designed ranch-style home, built in 2006 and offering true one-level living—no stairs, just simple, accessible space throughout. With 3 generously sized bedrooms and a spacious den that opens onto its own private deck, this home offers the flexibility to create the lifestyle you’ve been dreaming of.

The primary suite includes a luxurious ensuite with a relaxing jetted tub, and a large walk-in closet secured by a solid wood door with a deadbolt—perfect for secure storage or peace of mind. It’s connected to the den by charming French doors with a pebble glass finish, adding both beauty and functionality.

This home is heated and cooled by an efficient geothermal system with four individual zones. It’s quiet, clean, and cost-effective—keeping you warm in the winter, cool in the summer, and free from the dust of traditional systems. (No gas service on the property.)

A front bedroom or den with its own private entrance makes an excellent space for visiting guests, a caregiver, rental income, a home business, or Airbnb or even a creative studio. A convenient ¾ bathroom is located between the two front rooms—great for hosting or multi-purpose use.

The heart of the home is the expansive kitchen, complete with custom hickory



cabinets, a large walk-in pantry, broom closet, appliance garage, and garburator. Garden doors open to a spacious deck off the dining area—ideal for outdoor meals or enjoying the fresh air. A large island offers deep drawer storage and built-in outlets, while a bright window above the sink keeps the space light and airy.

Outside, enjoy a low-maintenance yard with three separate decks for soaking up the sun or relaxing with a book. There’s a small garden area and a lovely selection of trees and shrubs, including two apple trees, a decorative crabapple, pin cherry, golden elder, ninebark, and six bordered flower beds with Quik-Kerb edging for easy care.

The oversized single garage is set up for hobbies or projects, with built-in shelving, workspace, power outlets, and even a handy spot for a freezer. The stucco exterior, triple-pane titanium windows, and concrete driveway (accommodating up to three vehicles) make this home as practical as it is attractive.

Located in a quiet, welcoming neighborhood, you can even enjoy watching local ball games from the comfort of your deck. With peaceful walking trails just steps away, this home offers a relaxing, community-centered lifestyle.

Built in 2005

**Essential Information**

MLS® #	A2212135
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3

Square Footage	1,580
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	4308 35 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2G1

### Amenities

Parking Spaces	4
Parking	Driveway, Garage Door Opener, Heated Garage, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, Pantry
Appliances	Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Geothermal
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, No Neighbours Behind, Private, Street Lighting
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	None

### Additional Information

Date Listed	April 15th, 2025
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Days on Market	6
Zoning	R1

## **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
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