$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 livingâ€”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 youâ€™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 deadboltâ€”perfect for secure storage or peace of mind. Itâ€™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-effectiveâ€”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 Â¾ bathroom is located between the two front roomsâ€”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 areaâ€”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. Thereâ€™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

Days on Market	5
Zoning	R1

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER

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