

\$449,000 - 4136 34 Street, Lloydminster

MLS® #A2243958

\$449,000

5 Bedroom, 3.00 Bathroom, 1,375 sqft

Residential on 0.15 Acres

Aurora, Lloydminster, Saskatchewan

Welcome to a beautifully designed 5-bedroom, 3-bath modified bi-level that blends space, comfort, and style in every corner. From the moment you arrive, the double attached garage offers both convenience and storage, setting the tone for whatâ€™s inside. Step through the front door and youâ€™re greeted by vaulted ceilings and an abundance of natural light, creating a warm, open atmosphere throughout the main living space. The kitchen is a true highlightâ€”perfect for hosting or simply enjoying daily lifeâ€”with its open design and seamless flow into the living and dining areas. Central air conditioning keeps the home comfortable year-round, while the outdoor space is just as impressive. A two-tiered deck overlooks a large, fenced backyard thatâ€™s ideal for kids, pets, or weekend gatherings. This home has been well cared for and offers the perfect layout for growing families or those who love to entertain. Itâ€™s move-in ready and waiting for you to make it your own.

Built in 2013

Essential Information

MLS® #	A2243958
Price	\$449,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,375
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	4136 34 Street
Subdivision	Aurora
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2H5

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Wired for Sound
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Wood

Additional Information

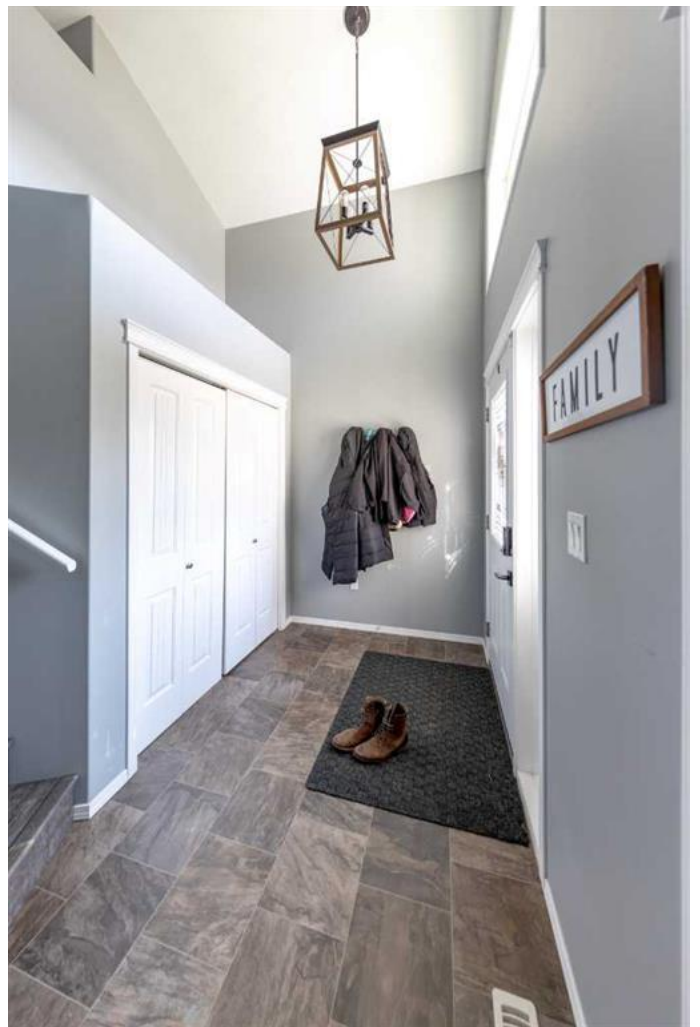
Date Listed August 4th, 2025

Days on Market 22

Zoning R1

Listing Details

Listing Office LPT Realty



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.