

# \$319,900 - 4400b 32 Street, Lloydminster

MLS® #A2226124

**\$319,900**

3 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.13 Acres

Aurora, Lloydminster, Saskatchewan

This is an excellent revenue or investment property! This home features a private exterior entrance to the basement that hosts a full kitchen, dining, living room, bedroom, full bathroom! The main floor has vaulted ceilings and a large eat-in kitchen with ample cabinetry. There are 2 large bedrooms upstairs and a full bath. Outside you'll find a partially fenced rear landscaped yard and a large double driveway. The laundry is located in a shared common area. Great Sask location and all appliances are included!

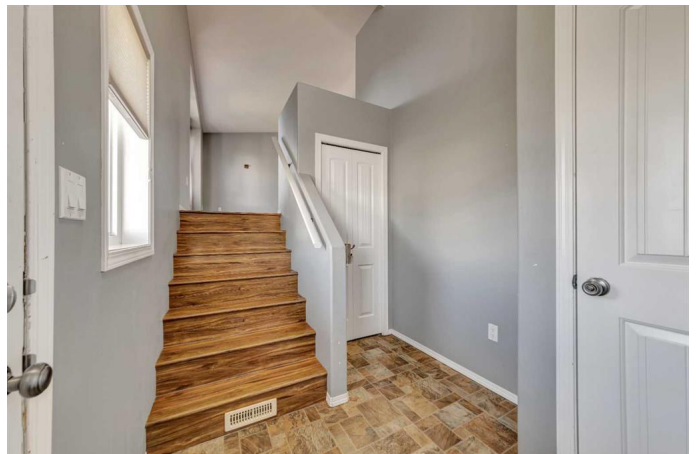
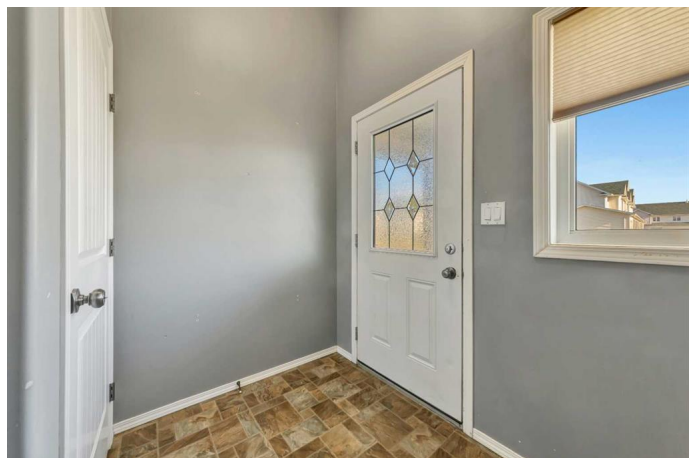
Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226124    |
| Price          | \$319,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 941         |
| Acres          | 0.13        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

Address 4400b 32 Street



|             |              |
|-------------|--------------|
| Subdivision | Aurora       |
| City        | Lloydminster |
| County      | Lloydminster |
| Province    | Saskatchewan |
| Postal Code | S9V 1S5      |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                                       |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                               |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                    |

### Exterior

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

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 76             |
| Zoning         | R1             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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