

# \$324,900 - 4400b 32 Street, Lloydminster

MLS® #A2226124

## \$324,900

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	\$324,900
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	15
Zoning	R1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.