

# \$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!

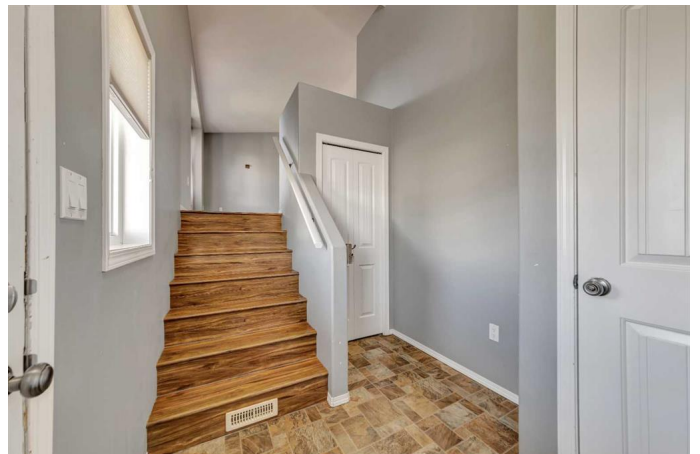
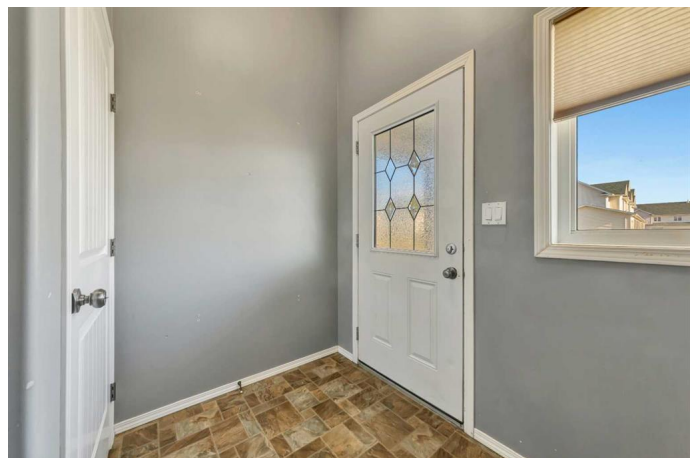
Built in 2010

## 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	46
Zoning	R1

### Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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