

**4614 35 Street**  
**Lloydminster, Saskatchewan**

**MLS # A2197568**



**\$345,000**

<b>Division:</b>	Aurora		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,524 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Block Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.31 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac, Front Yard, Irregular Lot, Many Trees, Private		

<b>Heating:</b>	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this one-of-a-kind custom-built home, perfectly situated on an expansive lot in a peaceful cul-de-sac on the Saskatchewan side of Lloydminster. This meticulously designed one and half story home is unlike any other, offering a unique layout that effortlessly blends comfort, style, and functionality. Upon entering, you'll immediately notice the thoughtful design that sets this home apart. With a spacious open-concept living area, this home features large windows that flood the space with natural light, and a flow perfect for everyday living and entertaining. The interior offers a versatile floor plan that can easily be adapted to suit your needs, with ample room for family gatherings and quiet retreats. The rear-attached garage offers convenient access to the home, while the long driveway provides plenty of parking space for guests or additional vehicles. With the oversized lot, there's room to spread out and create your perfect outdoor oasis. Whether you're hosting a barbecue or simply enjoying some privacy, the possibilities for outdoor living are endless. There's also a two-story playhouse as well. This home is truly a rare find — offering a unique blend of comfort, privacy, and exceptional craftsmanship in a highly desirable location. Don't miss your chance to own this exceptional property that offers something truly special. Check out the 3D virtual tour!