

4308 35 Street
Lloydminster, Saskatchewan**MLS # A2212135****\$439,900**

Division:	Aurora		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,580 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	3
Garage:	Driveway, Garage Door Opener, Heated Garage, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Street Lighting		

Heating: Geothermal**Floors:** Tile**Roof:** Asphalt**Basement:** None**Exterior:** Stucco, Wood Frame**Foundation:** None**Features:** Kitchen Island, No Animal Home, Pantry**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R1**Utilities:** -**Inclusions:** N/A

Step into comfort with this thoughtfully designed ranch-style home, built in 2006 and offering true one-level living—no stairs, just simple, accessible space throughout. With 3 generously sized bedrooms and a spacious den that opens onto its own private deck, this home offers the flexibility to create the lifestyle you’ve been dreaming of. The primary suite includes a luxurious ensuite with a relaxing jetted tub, and a large walk-in closet secured by a solid wood door with a deadbolt—perfect for secure storage or peace of mind. It’s connected to the den by charming French doors with a pebble glass finish, adding both beauty and functionality. This home is heated and cooled by an efficient geothermal system with four individual zones. It’s quiet, clean, and cost-effective—keeping you warm in the winter, cool in the summer, and free from the dust of traditional systems. (No gas service on the property.) A front bedroom or den with its own private entrance makes an excellent space for visiting guests, a caregiver, rental income, a home business, or Airbnb or even a creative studio. A convenient 3/4 bathroom is located between the two front rooms—great for hosting or multi-purpose use. The heart of the home is the expansive kitchen, complete with custom hickory cabinets, a large walk-in pantry, broom closet, appliance garage, and garburator. Garden doors open to a spacious deck off the dining area—ideal for outdoor meals or enjoying the fresh air. A large island offers deep drawer storage and built-in outlets, while a bright window above the sink keeps the space light and airy. Outside, enjoy a low-maintenance yard with three separate decks for soaking up the sun or relaxing with a book. There’s a small garden area and a lovely selection of trees and shrubs, including two apple trees,

a decorative crabapple, pin cherry, golden elder, ninebark, and six bordered flower beds with Quik-Kerb edging for easy care. The oversized single garage is set up for hobbies or projects, with built-in shelving, workspace, power outlets, and even a handy spot for a freezer. The stucco exterior, triple-pane titanium windows, and concrete driveway (accommodating up to three vehicles) make this home as practical as it is attractive. Located in a quiet, welcoming neighborhood, you can even enjoy watching local ball games from the comfort of your deck. With peaceful walking trails just steps away, this home offers a relaxing, community-centered lifestyle.