

\$315,000 - 4714 31 Street, Lloydminster

MLS® #A2222664

\$315,000

4 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.17 Acres

Aurora, Lloydminster, Saskatchewan

Location, location, location! If you've been holding out for a home that offers privacy and the perks of being in town—this might be the one. Tucked away on a quiet street, this detached home backs onto green space with Father Gorman School and park just steps away. There's even a walking path beside the house, giving you extra space from the neighbors and a more open feel. Mature trees in the yard add a nice view from the kitchen sink (because let's be real—if you're doing dishes, the view helps!).

There's great curb appeal, and the driveway has space for 5 vehicles. Whether it's family, friends, or extra toys—there's room. The double detached garage is also a huge plus.

Inside, the home has 4 bedrooms plus a big den that could be your office, home gym, or creative space. The layout is bright and welcoming, with a cozy rec room and bar area downstairs that's perfect for movie nights or entertaining.

The backyard is fully fenced and private. You're just a short walk to multiple schools including Father Gorman, Jack Kemp, and Winston Churchill. Jaycee Park is nearby too—great for sledding in the winter or letting the kids run free in the summer. You're also close to the hospital, more parks, and walking trails.



Great option for a detached home in this price range”especially with this kind of location.
Reach out if you’d like to book a tour!

Built in 1976

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2222664 |
| Price | \$315,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,012 |
| Acres | 0.17 |
| Year Built | 1976 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 4714 31 Street |
| Subdivision | Aurora |
| City | Lloydminster |
| County | Lloydminster |
| Province | Saskatchewan |
| Postal Code | S9V 1E4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 7 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other, Private Yard |
| Lot Description | Back Yard, Backs on to Park/Green Space, Rectangular Lot, Lawn, Many Trees, No Neighbours Behind, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 55 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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.