



GRASSROOTS
REALTY GROUP

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4007 41 Avenue
Lloydminster, Alberta

MLS # A2237075



\$429,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Waterfront		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to this inviting home in Lloydminster, Saskatchewan! Offering 4 bedrooms and 3 bathrooms, including a spacious 4-piece ensuite, this property is perfect for families or anyone looking for extra space. The main living area features a cozy gas fireplace, while the kitchen is equipped with a gas stove that's great for cooking up your favorite meals. Step outside to the covered deck overlooking the water — with no back neighbors, you'll enjoy privacy and peaceful views. The backyard opens right onto walking paths, perfect for outdoor strolls. Bonus: the basement has a separate suite, providing a great rental opportunity if the new owner chooses. Located in a fantastic area, this home combines comfort, convenience, and extra income potential!