



**GRASSROOTS**  
REALTY GROUP

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**4102 40 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2264870**



**\$699,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	1964 (61 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Gravel Driveway, RV Access/Parking, Single Garage Detached		
<b>Lot Size:</b>	1.98 Acres		
<b>Lot Feat:</b>	Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	UT
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Walk-In Closet(s)		

**Inclusions:** n/a

Located within Lloydminster city limits just off Hwy 16 East, this 1.97-acre property offers space, flexibility, and strong future potential. The main home spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet, and a bright, spacious kitchen. The basement is open for development with ample storage options. Two shops are included, one approx. 2,300 sq ft and the other 990 sq ft., plus an additional 880 sq ft. secondary home with two bedrooms, kitchen, 3-piece bath, laundry, and a wood-burning stove, ideal for extended family or rental use. Power and gas are already on-site. The property currently operates on a cistern and septic system, with no city services connected (there is a drilled well). Utility lines are nearby, and buyers can apply to the City of Lloydminster to have services brought to the property. Zoned UT (Urban Transition), this property offers incredible potential for investors, tradespeople, or anyone seeking a versatile property within city limits. Everything is sold "AS IS", and the seller is highly motivated, don't miss out on this opportunity!