



**GRASSROOTS**  
REALTY GROUP

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**3705 42 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2265096**



**\$529,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,310 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Location is usually top of mind when building a new home...This Saskatchewan side location is one of the best you will find- tucked inside a quiet crescent location with only localized traffic- you will love this non-busy street when backing out of your driveway!! Even more, you will love the green space that runs adjacent to your backyard and provides distance between you and neighboring homes. With the orientation of this home you can see the morning sunrise from your dining room. The home is everything you need- 1310 square feet above grade with a 22' by 24' attached garage. The master bedroom is conveniently located above the garage giving some separation between the main floor and the sleeping area in the Primary bedroom. The main floor features a vaulted ceiling through the kitchen and dining area, large island and a generous kitchen. The family room is open to the dining area and faces the backyard for maximum privacy and appeal. Added features: Upgraded flooring and kitchen cabinets an quartz countertops.