



**GRASSROOTS**  
REALTY GROUP

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**3908 41A Avenue  
Lloydminster, Saskatchewan**

**MLS # A2268594**



**\$559,000**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	NA		

Looking for a home that checks all the boxes? This custom-built modified bi-level on the Sask side of Lloydminster might just be the one. Built in 2015 and proudly owned by just one family, this property blends quality craftsmanship with everyday comfort. Step inside and you'll notice the thoughtful design — 5 bedrooms, 3 bathrooms, and a bright open layout with a mix of laminate and soft carpet flooring throughout. The main floor flows effortlessly to a covered deck (complete with a gas line for your BBQ), overlooking a fenced, semi-private backyard that's ready for family get-togethers or quiet evenings outdoors. The triple-pane windows, forced-air furnace, and in-floor heat in the basement and garage keep things comfortable year-round. Speaking of the garage — it's a full 24x24 space, perfect for vehicles, projects, or just extra storage. Located in Aurora, one of Lloydminster's most sought-after neighborhoods, you'll love the direct access to walking trails and being just minutes from restaurants, shopping, parks, and the Cenovus Hub. This home truly is turn-key and move-in ready — a perfect fit for families looking for comfort, space, and community.