



**GRASSROOTS**  
REALTY GROUP

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**3707 42 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2277075**



**\$498,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,061 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	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>	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

EVERYTHING IS DONE HERE!!! This is the opportunity you were waiting for to move in to a brand new home where all the work is done and included in the sale price- This price includes: basement development, 12'x12' deck completed, fenced backyard and landscaped with black dirt and sod. Have you been wanting to get into a new home- wanting the peace of mind knowing there will be no nickel and dime maintenance that you may find in a 10 year old home.. has the thought of all the additional work held you back? This fully finished property is not only complete, but it is located in a sought-after Saskatchewan location and backs on to green space. This plan features a large front entry, vaulted ceilings, a generous sized master bedroom, 2+2 bedrooms, 2+1 bathrooms, large window placement with an east/west orientation makes enjoying the morning sun from your kitchen much easier. The quiet residential location and the green space off your back yard make this property highly desirable and hard to compete with.