



**3805 42 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2287338**



**\$499,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Preserved Wood
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	LDR
<b>Utilities:</b>	-

**Inclusions:** N/A

Backing onto green space, this beautiful bi-level will be fully finished up and down with 4 bedrooms and 3 bathrooms &mdash; ready for you this spring! The open-concept main floor features stunning laminate flooring and a gorgeous kitchen with custom cabinetry, island, and quartz countertops. You&rsquo;ll also find 2 bedrooms and 2 bathrooms up, including a 3-piece ensuite. Downstairs offers a bright, spacious family room with large windows, plus 2 more bedrooms and a 4-piece bathroom. Extras include quartz countertops throughout, wood deck, double concrete driveway, HRV system, and garage sump. Modern, move-in ready, and perfectly timed for spring!