



GRASSROOTS
REALTY GROUP

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3707 42 Avenue
Lloydminster, Saskatchewan

MLS # A2185099



\$439,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,061 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

The features you want in the location you were waiting for and at a price you can afford. Large front entry and vaulted ceilings are what will greet you the moment you enter this home. Add a generous sized master bedroom with a walk through closet leading to the ensuite 4 piece bathroom and you will be sure to be impressed. Large window placement and an east/west orientation makes enjoying the morning sun from your kitchen that much easier.