

**3707 42 Avenue**  
**Lloydminster, Saskatchewan**

**MLS # A2185099**

**\$439,900**



<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 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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, Unfinished	<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

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.