



GRASSROOTS
REALTY GROUP

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3805 42 Avenue
Lloydminster, Saskatchewan

MLS # A2287338



\$499,900

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

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Preserved Wood

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Backing onto green space, this beautiful bi-level will be fully finished up and down with 4 bedrooms and 3 bathrooms — 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'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!