



**GRASSROOTS**  
REALTY GROUP

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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		

**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 &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'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!