



GRASSROOTS
REALTY GROUP

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3908 41A Avenue
Lloydminster, Saskatchewan

MLS # A2321315



\$537,500

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,525 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating: In Floor, Forced Air, Hot Water, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: LDR

Foundation: Wood

Utilities: -

Features: Kitchen Island, Sump Pump(s), Vinyl Windows

Inclusions: none

Welcome to this spacious 1,525 sq. ft. modified bi-level located on the Saskatchewan side of Lloydminster. This well-designed home features a double attached garage with in-floor heat, a spacious kitchen / dining area, living room and two bedrooms with a 4-piece bathroom on the main floor, with a private primary suite above the garage complete with a large walk-in closet and 4-piece ensuite featuring an air tub. The fully developed basement offers a large family room, two additional bedrooms, and another 4-piece bathroom. Comfort and efficiency are enhanced with in-floor heat in both the basement and garage, along with triple-pane windows in those areas. Stone accents add attractive curb appeal to the exterior, while backing on to a walking path for additional green space. Conveniently located near the Cenovus Energy Hub, Tim Hortons, convenience store, and professional services, this home offers plenty of space in a desirable location. Easy access to highway 16, 36th street and 40th Avenue.