



4508 39 Street
Lloydminster, Saskatchewan

MLS # A2325653



\$399,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Linoleum, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Preserved Wood

Features: Granite Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Welcome to this well-maintained bi-level offering 4 bedrooms and 902 sq. ft. on the main level, with a fully developed basement providing plenty of additional living space. The bright and functional layout is ideal for families, first-time buyers, or anyone looking for a move-in-ready home with room to grow. The finished lower level features a spacious family room, additional bedrooms, and versatile space for a home office, playroom, or home gym. Step outside to enjoy the covered deck, perfect for summer BBQs or relaxing with your morning coffee while overlooking the large, fully fenced backyard. Complete with mature trees and a storage shed, there's ample room for kids, pets, gardening, and entertaining. Offering the perfect blend of comfort, functionality, and outdoor living, this inviting home is ready for its next owners. Don't miss your opportunity to make it yours!