



GRASSROOTS
REALTY GROUP

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4206 40th Street Close
Lloydminster, Saskatchewan

MLS # A2333430



\$459,950

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,230 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s)		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: LDR

Utilities: -

Inclusions: N/A

Welcome to this well-maintained bi-level in the desirable Larsen Grove neighbourhood on the Saskatchewan side of Lloydminster. Designed with both comfort and functionality in mind, this home offers a spacious layout that's perfect for growing families. A generous front foyer welcomes you inside, with direct access to the heated double attached garage and a convenient main floor laundry room. Upstairs, the bright open-concept design seamlessly connects the kitchen, dining, and living areas, creating an ideal space for everyday living and entertaining. The upper level also features two bedrooms, including a spacious primary suite complete with a walk-in closet and private ensuite, along with an additional four-piece bathroom. The fully finished basement expands your living space with a large family room, two additional bedrooms, and another full bathroom, providing plenty of room for family, guests, or a home office. Central air conditioning keeps the home comfortable throughout the summer months, while the thoughtful floor plan offers the space and flexibility today's families are looking for. Located in the sought-after Larsen Grove neighbourhood, this home is close to parks, walking paths, schools, and amenities, making it an excellent place to call home.