



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3805 42 Avenue
Lloydminster, Saskatchewan

MLS # A2335578



\$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	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		
Inclusions:	Heat Recovery Unit		

This beautiful bi-level backs green space and is fully finished up and down with 4 bedrooms and 3 bathrooms. 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 bath. Extras include quartz countertops throughout, wood deck, double concrete driveway, HRV system, and garage sump.