



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3711 45 Avenue Close
Lloydminster, Saskatchewan

MLS # A2349751



\$429,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,170 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Lands		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked into a quiet cul-de-sac in sought-after Larson Grove, this 1,170 sq. ft. modified bi-level offers 4 bedrooms, 3 bathrooms, and the kind of outdoor setup that's hard to find in town. You're just minutes from Jack Kemp Elementary School and the Lloydminster City Hospital. Step inside to vaulted ceilings that open up the main living area and fill it with light. The kitchen is built for everyday use, with stainless steel appliances, a large island, and a walk-in pantry for extra storage. New vinyl plank flooring runs through both the main floor and the basement, so the home is move-in ready with a clean, modern finish. Central air keeps things comfortable through the summer. The outdoor space is where this property really stands out. The fully fenced backyard backs directly onto open green space that leads to the ball diamonds. A detached shop/garage has an overhead door that opens toward the green space, making it ideal for dirt bikes, quads, toys, hobbies, or a workshop. Out front, the oversized concrete driveway offers plenty of parking, with room for an RV. A heated double attached garage adds year-round convenience. Vaulted ceilings, updated flooring, a heated garage, a detached shop, RV parking, and direct green space access make this Larson Grove home a rare find for anyone who needs room to live, work, and play. Book your showing today.