



GRASSROOTS
REALTY GROUP

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3701 41 Avenue
Lloydminster, Saskatchewan

MLS # A2351527

\$489,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	2014 (12 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	LDR
Foundation:	Wood	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions:	Na
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Looking for a home that can help pay for itself? This six-bedroom property at 3701 41 Avenue offers a great opportunity for homeowners and investors alike, featuring a ****rare legal three-bedroom basement suite****. The seller reports generating between \$2,000 and \$3,500 per month in rental income through Airbnb. The basement suite has its own separate entrance on the south side of the home and is thoughtfully finished with a spacious kitchen, comfortable living area, three good-sized bedrooms and a three-piece bathroom. ****The suite comes fully furnished****, making it an attractive option for short-term rentals. Upstairs, you'll find another three bedrooms, a spacious living room and a primary bedroom complete with a walk-in closet and ensuite. The upper level has been occupied by a long-term tenant who is scheduled to vacate at the end of October, providing an opportunity for a new owner to move in or explore additional rental income. Outside, the nicely maintained yard features an attractive rock retaining wall, a three-zone underground sprinkler system and no rear neighbours, offering some welcome backyard privacy. Whether you're looking to live upstairs while generating income from the basement or add a property with two separate living spaces to your investment portfolio, this home offers plenty of flexibility. A rare legal suite with an established short-term rental history is a valuable feature, and one that makes this property worth a closer look.