

4007 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2237075



# \$419,900

|                  |                                           |               |                   |
|------------------|-------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Larsen Grove                              |               |                   |
| <b>Type:</b>     | Residential/House                         |               |                   |
| <b>Style:</b>    | Bi-Level                                  |               |                   |
| <b>Size:</b>     | 1,042 sq.ft.                              | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                 |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Waterfront  |               |                   |

|                    |                                                           |                   |                           |
|--------------------|-----------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                   | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Wood                                | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                                           | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | See Remarks                                               | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                  | <b>Zoning:</b>    | Single-detached Residenti |
| <b>Foundation:</b> | Wood                                                      | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, Pantry, Separate Entrance |                   |                           |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this inviting home in Lloydminster, Saskatchewan! Offering 4 bedrooms and 3 bathrooms, including a spacious 4-piece ensuite, this property is perfect for families or anyone looking for extra space. The main living area features a cozy gas fireplace, while the kitchen is equipped with a gas stove that's great for cooking up your favorite meals. Step outside to the covered deck overlooking the water – with no back neighbors, you'll enjoy privacy and peaceful views. The backyard opens right onto walking paths, perfect for outdoor strolls. Bonus: the basement has a separate suite, providing a great rental opportunity if the new owner chooses. Located in a fantastic area, this home combines comfort, convenience, and extra income potential!