

# \$439,900 - 3707 42 Avenue, Lloydminster

MLS® #A2185099

**\$439,900**

2 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.11 Acres

Larsen Grove, Lloydminster, Saskatchewan

The features you want in the location you were waiting for and at a price you can afford. Large front entry and vaulted ceilings are what will greet you the moment you enter this home. Add a generous sized master bedroom with a walk through closet leading to the ensuite 4 piece bathroom and you will be sure to be impressed. Large window placement and an east/west orientation makes enjoying the morning sun from your kitchen that much easier.

Built in 2025

## Essential Information

MLS® #	A2185099
Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,061
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	3707 42 Avenue
Subdivision	Larsen Grove



City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Garage Control(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	221
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.