

**3707 42 Avenue
Lloydminster, Saskatchewan**

MLS # A2185099



\$439,900

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|------------------|------------------------|---------------|------------------|
| Division: | Larsen Grove | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,061 sq.ft. | Age: | 2025 (0 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Rectangular Lot | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Wood | Utilities: | - |
| Features: | See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: N/A

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.