

# \$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	170
Zoning	R1

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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