

# \$329,900 - 3706 49 Avenue, Lloydminster

MLS® #A2225987

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.15 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located in the Larsen Grove neighbourhood on the Sask side of Lloydminster, this absolutely immaculate home is packed with features. The main floor features beautiful vaulted ceilings and hardwood floors, creating an open and upscale ambiance. You'll find updated windows, kitchen cabinets, countertops, and more. The primary bedroom includes a 2-piece ensuite for added comfort. Step outside to a manicured yard with a deck off the dining room—great for hosting or relaxing. There's a double detached garage with alley access, and the basement has the potential to easily become a summer kitchen or in-law suite. The furnace has been updated, too—move in and enjoy. 3D Virtual Tour Available!

Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225987    |
| Price          | \$329,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,169       |
| Acres          | 0.15        |
| Year Built     | 1967        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3706 49 Avenue |
| Subdivision | Larsen Grove   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 1A1        |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Asphalt, Double Garage Detached, Driveway, Insulated, RV Access/Parking |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Vaulted Ceiling(s)   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 15             |
| Zoning         | R1             |

**Listing Details**

Listing Office                    RE/MAX OF LLOYDMINSTER

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