

# \$549,900 - 3705 42 Avenue, Lloydminster

MLS® #A2186860

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.11 Acres

Larsen Grove, Lloydminster, Saskatchewan

Location is usually top of mind when building a new home...This Saskatchewan side location is one of the best you will find- tucked inside a quiet crescent location with only localized traffic- you will love this non-busy street when backing out of your driveway!! Even more, you will love the green space that runs adjacent to your backyard and provides distance between you and neighboring homes. With the orientation of this home you can see the morning sunrise from your dining room. The home is everything you need- 1310 square feet above grade with a 22' by 24' attached garage. The master bedroom is conveniently located above the garage giving some separation between the main floor and the sleeping area in the Primary bedroom. The main floor features a vaulted ceiling through the kitchen and dining area, large island and a generous kitchen. The family room is open to the dining area and faces the backyard for maximum privacy and appeal.

Built in 2025

## Essential Information

MLS® #	A2186860
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,310



Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3705 42 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Concrete Driveway, Heated Garage, Insulated
# of Garages	2

### Interior

Interior Features	Kitchen Island, Walk-In Closet(s), Pantry, See Remarks, Vaulted Ceiling(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, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	January 10th, 2025
Days on Market	222

Zoning R1

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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