# \$429,900 - 4007 41 Avenue, Lloydminster

MLS® #A2237075

## \$429,900

4 Bedroom, 3.00 Bathroom, 1,042 sqft Residential on 0.13 Acres

Larsen Grove, Lloydminster, Alberta

Welcome to this inviting home in Lloydminster, Saskatchewan! Offering 4 bedrooms and 3 bathrooms, including a spacious 4-piece ensuite, this property is perfect for families or anyone looking for extra space. The main living area features a cozy gas fireplace, while the kitchen is equipped with a gas stove that's great for cooking up your favorite meals. Step outside to the covered deck overlooking the water â€" with no back neighbors, you'II enjoy privacy and peaceful views. The backyard opens right onto walking paths, perfect for outdoor strolls. Bonus: the basement has a separate suite, providing a great rental opportunity if the new owner chooses. Located in a fantastic area, this home combines comfort, convenience, and extra income potential!



#### **Essential Information**

MLS® # A2237075 Price \$429,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

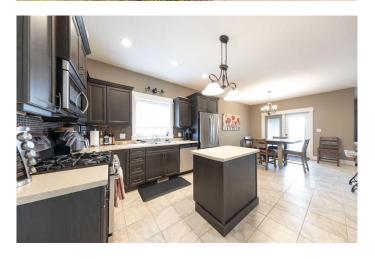
Square Footage 1,042 Acres 0.13

Year Built 2013

Type Residential







Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 4007 41 Avenue
Subdivision Larsen Grove
City Lloydminster
County Lloydminster

Province Alberta
Postal Code S9V 2J4

## **Amenities**

Parking Concrete Driveway, Double Garage Attached

# of Garages 2
Is Waterfront Yes

### Interior

Interior Features Kitchen Island, Open Floorplan, Pantry, Separate Entrance

Appliances Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer,

Window Coverings, See Remarks

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement See Remarks

#### **Exterior**

Exterior Features Private Yard

Lot Description Backs on to Park/Green Space, Waterfront

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed July 10th, 2025

Days on Market 66

Zoning Single-detached Residenti

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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.