

# \$329,900 - 3806 41 Avenue, Lloydminster

MLS® #A2257976

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,043 sqft

Residential on 0.12 Acres

Larsen Grove, Lloydminster, Saskatchewan

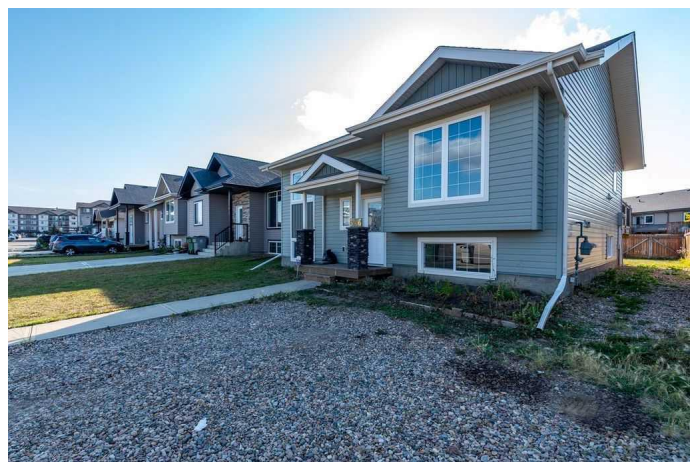
A first-time home buyer's starting home or if you are downsizing this is an ideal for you! This home features 4 bedrooms with 3 bathrooms, carpet free with back-alley access. The main floor features the living room, kitchen/dining room with a kitchen island and a pantry, stainless steel appliances included, the master bedroom with a 3-piece ensuite and a walk-in closet, another good size bedroom with spacious closet, and a 4-piece bathroom. The fully finished basement has 2 additional bedrooms, a 4-piece bathroom, laundry room, utility room, and a large family room. Through the slide door in the kitchen, you can step out to your backyard deck, the fully fenced backyard with enough room to build your single detached garage with back alley, the front of the house has 2 car driveways accessing the main door. It is nicely located to nearby amenities like the soon to open Cenovus Hub, Cenovus Upgrader, the Gold Horse Casino, the hospital, easy access to highway 16, Jack Kemp school and few minutes' drives to grocery stores. This is a move-in ready for the next owner and can accommodate quick possession date.

Built in 2014

## Essential Information

MLS® # A2257976

Price \$329,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,043
Acres	0.12
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	3806 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2J3

### Amenities

Parking Spaces	2
Parking	Parking Pad, Gravel Driveway

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Irregular Lot, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	September 17th, 2025
Zoning	R1

## **Listing Details**

Listing Office	Maxwell Reliant Realty
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