

\$699,900 - 4102 40 Avenue, Lloydminster

MLS® #A2264870

\$699,900

3 Bedroom, 2.00 Bathroom, 1,932 sqft

Residential on 1.98 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located within Lloydminster city limits just off Hwy 16 East, this 1.97-acre property offers space, flexibility, and strong future potential. The main home spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet, and a bright, spacious kitchen. The basement is open for development with ample storage options. Two shops are included, one approx. 2,300 sq ft and the other 990 sq ft., plus an additional 880 sq ft. secondary home with two bedrooms, kitchen, 3-piece bath, laundry, and a wood-burning stove, ideal for extended family or rental use. Power and gas are already on-site. The property currently operates on a cistern and septic system, with no city services connected (there is a drilled well). Utility lines are nearby, and buyers can apply to the City of Lloydminster to have services brought to the property. Zoned UT (Urban Transition), this property offers incredible potential for investors, tradespeople, or anyone seeking a versatile property within city limits. Everything is sold "AS IS", and the seller is highly motivated, don't miss out on this opportunity!

Built in 1964

Essential Information

MLS® # A2264870

Price \$699,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,932
Acres	1.98
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	4102 40 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H1

Amenities

Parking	RV Access/Parking, Single Garage Detached, Gravel Driveway
# of Garages	1

Interior

Interior Features	Walk-In Closet(s)
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2025
Days on Market 1
Zoning UT

Listing Details

Listing Office RE/MAX OF LLOYDMINSTER

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