

\$308,000 - 3706 41 Avenue, Lloydminster

MLS® #A2129480

\$308,000

4 Bedroom, 3.00 Bathroom, 1,040 sqft

Residential on 0.10 Acres

East Lloydminster City, Lloydminster, Saskatchewan

The most adorable Larson Grove bi-level catches your eye from the street! From the stone columns holding up a porch roof, to the entry bringing you into modern finishes and open sight lines. This bright white kitchen with its pantry, large island and newer appliances encourages family time and entertaining. The eat in kitchen offers a vibe of inclusion while you cook or visit. There are 3 full bathrooms along with 4 bedrooms in the home. The primary bedroom has a walk in closet and one of the full baths. The second bedroom has a built in bench adding character and charm should this be a child's room or office! A finished basement with a hockey theme fun zone and bar counter. GO TEAM! The 3rd bathroom and two well laid out bedrooms finish the basement tour. The back yard consists of a deck with BBQ gas hookup! RV parking and a 20x22 insulated garage. The yard is fenced and ready for littles and pets. This beauty checks off buyer's lists and more.

Built in 2014

Essential Information

MLS® #	A2129480
Price	\$308,000
Sold Price	\$310,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,040
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3706 41 Avenue
Subdivision	East Lloydminster City
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2J3

Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Garage Faces Rear, Gravel Driveway, Insulated, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Interior Lot, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

Additional Information

Date Listed	May 5th, 2024
Date Sold	May 17th, 2024
Days on Market	11
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	NORTHERN LIGHTS REALTY
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