

\$424,900 - 3802 46a Avenue close, Lloydminster

MLS® #A2170950

\$424,900

4 Bedroom, 2.00 Bathroom, 1,006 sqft

Residential on 0.26 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located in a Saskatchewan side cul-de-sac, this 1006 sq ft bi-level home sits on an expansive lot, and boasts both an attached heated double car garage, and a detached heated double car garage - ideal as a man cave, workshop or hobby space. Inside, the main floor features three bedrooms, and a modernized bathroom. Recent updates include new countertops, flooring, and fresh paint throughout, giving the home a clean and contemporary feel. Downstairs, the fully finished basement includes a large family room, additional bedroom (with room for one other), and a second bathroom. Enjoy the comfort of in-floor heating in the basement, and stay comfortable year around with the central air conditioning. Step outside to the covered back deck and lower level patio, leading to an oversized backyard, backing onto a school playground, making this location ideal for a young family. The detached garage was built in 2018, and features epoxy floors, 2-9'X9' overhead doors and a 7'X9' overhead door to access the yard. The shop also has a welder plug, RV plug, and lots of 'man-cave' features. This home is move in ready, with ample garage and outdoor space, and modern updates throughout. It also has newer shingles installed in 2017, and an on demand water system in 2018.

Built in 2001

Essential Information



MLS® #	A2170950
Price	\$424,900
Sold Price	\$415,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,006
Acres	0.26
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3802 46a Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S0M 2C1

Amenities

Parking Spaces	10
Parking	Concrete Driveway, Additional Parking, Double Garage Attached, Double Garage Detached, Garage Door Opener, Gravel Driveway, Heated Garage

Interior

Interior Features	Stone Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Central Air Conditioner, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
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Lot Description	Lawn, Cul-De-Sac, Irregular Lot, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	October 7th, 2024
Date Sold	November 20th, 2024
Days on Market	44
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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