

\$439,900 - 3807 42 Avenue, Lloydminster

MLS® #A2193333

\$439,900

2 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.12 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located on the Saskatchewan side of Lloydminster, this modern bi-level offers stylish finishes, an open layout, and a backyard that backs onto a scenic bike path and green space—perfect for those who enjoy the outdoors.

Inside, the open-concept main floor is designed for comfort and functionality. Durable vinyl plank flooring flows throughout, creating a seamless look. The electric fireplace, set against a paneled feature wall, adds warmth and character to the living space.

The kitchen is both beautiful and practical, featuring quartz countertops, a crisp white tile backsplash, stainless steel appliances, and a spacious island with seating. With plenty of cupboard space, everything you need is within reach.

Down the hall, the primary bedroom offers a walk-through closet leading to a private ensuite, providing a functional and private retreat. A second bedroom and a full four-piece bathroom complete the main floor. The unfinished basement is ready for your ideas, whether you envision extra bedrooms, a family room, or a home gym.

Outside, the yard is partially fenced, offering privacy and security. While it is not yet landscaped, there's plenty of potential to design your outdoor space just the way you want. There is also room for RV parking, adding extra convenience.

With its modern design and great location, this home is ready for new owners to bring their



vision to life!

Built in 2024

Essential Information

MLS® #	A2193333
Price	\$439,900
Sold Price	\$439,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,062
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	3807 42 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2K4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	February 7th, 2025
Date Sold	April 2nd, 2025
Days on Market	53
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	MUSGRAVE AGENCIES
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