

# \$529,900 - 3705 42 Avenue, Lloydminster

MLS® #A2265096

**\$529,900**

3 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.11 Acres

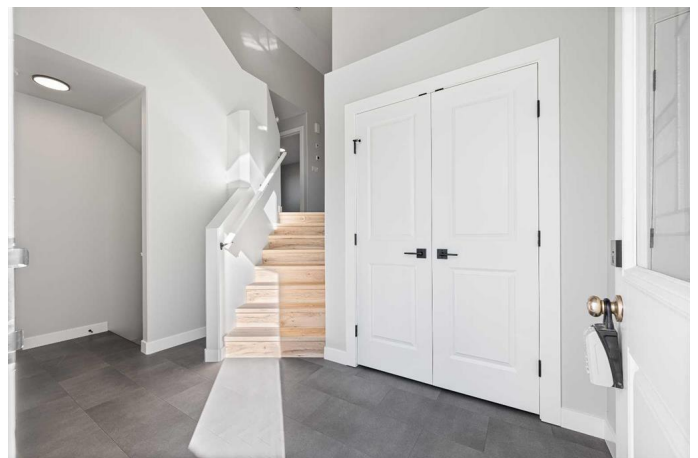
Larsen Grove, Lloydminster, Saskatchewan

Location is usually top of mind when building a new home...This Saskatchewan side location is one of the best you will find- tucked inside a quiet crescent location with only localized traffic- you will love this non-busy street when backing out of your driveway!! Even more, you will love the green space that runs adjacent to your backyard and provides distance between you and neighboring homes. With the orientation of this home you can see the morning sunrise from your dining room. The home is everything you need- 1310 square feet above grade with a 22' by 24' attached garage. The master bedroom is conveniently located above the garage giving some separation between the main floor and the sleeping area in the Primary bedroom. The main floor features a vaulted ceiling through the kitchen and dining area, large island and a generous kitchen. The family room is open to the dining area and faces the backyard for maximum privacy and appeal. Added features: Upgraded flooring and kitchen cabinets an quartz countertops.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2265096  |
| Price     | \$529,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,310       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3705 42 Avenue |
| Subdivision | Larsen Grove   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 2K4        |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Parking Spaces | 4                                                                   |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage, Insulated |
| # of Garages   | 2                                                                   |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Garage Control(s)                                                          |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 10                 |
| Zoning         | R1                 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.