

\$429,900 - 4007 41 Avenue, Lloydminster

MLS® #A2237075

\$429,900

4 Bedroom, 3.00 Bathroom, 1,042 sqft

Residential on 0.13 Acres

Larsen Grove, Lloydminster, Alberta

Welcome to this inviting home in Lloydminster, Saskatchewan! Offering 4 bedrooms and 3 bathrooms, including a spacious 4-piece ensuite, this property is perfect for families or anyone looking for extra space. The main living area features a cozy gas fireplace, while the kitchen is equipped with a gas stove that's great for cooking up your favorite meals. Step outside to the covered deck overlooking the water – with no back neighbors, you'll enjoy privacy and peaceful views. The backyard opens right onto walking paths, perfect for outdoor strolls. Bonus: the basement has a separate suite, providing a great rental opportunity if the new owner chooses. Located in a fantastic area, this home combines comfort, convenience, and extra income potential!

Built in 2013

Essential Information

MLS® #	A2237075
Price	\$429,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,042
Acres	0.13
Year Built	2013
Type	Residential



Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	4007 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	S9V 2J4

Amenities

Parking	Concrete Driveway, Double Garage Attached
# of Garages	2
Is Waterfront	Yes

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	July 10th, 2025
Days on Market	30

Zoning

Single-detached Residenti

Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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.