

3805 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2206437

\$579,900

Division:	Larsen Grove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,499 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Insulated, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Irregular Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Central Vac. R.I

Stunning Modified bi level with a triple car garage! This home is move in ready and waiting for its next owners. This house consists of 5 bedrooms. 3 full bathrooms, full basement, massive primary bedroom, and a main floor living area that is sure to impress. You will be shocked at how much living space is on the main level, between the vaulted ceilings, large windows and modern finishes, this home shines. The basement was just completed and hosts 2 great size bedrooms, a brand new bathroom and wide open family room. The 2nd level Primary bedroom is a spa like retreat, custom tile shower, enormous bedroom area, great east facing windows, and a big walk in closet. Large open views from upstairs or from the front entry way show off the true beauty and openness of the home. Extra touches like quartz countertops, luxury cabinets, black hardware, modern lighting and gorgeous engineered hardwood floors. A fully landscaped backyard with big deck, retaining wall features, shrubs and plants, and firepit area add to the private backyard with the added benefit of having no back neighbors. The triple car garage is heated and is so great for storage, toys and vehicles. The house was recently repainted in the majority of the home, all that's left is too make it yours.