

# \$329,900 - 3706 49 Avenue, Lloydminster

MLS® #A2225987

**\$329,900**

4 Bedroom, 3.00 Bathroom, 1,169 sqft

Residential on 0.15 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located in the Larsen Grove neighbourhood on the Sask side of Lloydminster, this absolutely immaculate home is packed with features. The main floor features beautiful vaulted ceilings and hardwood floors, creating an open and upscale ambiance. You'll find updated windows, kitchen cabinets, countertops, and more. The primary bedroom includes a 2-piece ensuite for added comfort. Step outside to a manicured yard with a deck off the dining room—great for hosting or relaxing. There's a double detached garage with alley access, and the basement has the potential to easily become a summer kitchen or in-law suite. The furnace has been updated, too—move in and enjoy. 3D Virtual Tour Available!

Built in 1967

## Essential Information

MLS® #	A2225987
Price	\$329,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,169
Acres	0.15
Year Built	1967
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3706 49 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1A1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Insulated, RV Access/Parking, Asphalt
# of Garages	2

### Interior

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 6th, 2025
Days on Market	8
Zoning	R1

**Listing Details**

Listing Office                RE/MAX OF LLOYDMINSTER

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