

# **\$309,900 - 4702 39 Street, Lloydminster**

MLS® #A2215802

**\$309,900**

5 Bedroom, 2.00 Bathroom, 1,015 sqft

Residential on 0.12 Acres

Larsen Grove, Lloydminster, Saskatchewan

You have found the property that works for your growing family! A Bi-Level 5 bedrooms and 2 bathrooms, single detached garage, a parking for your RV (east side fenced is gated). As you enter the main door leads you up to the main floor featuring the Living room with hardwood and tile flooring, the kitchen and dining room, Master bedroom with walk in closet comes with laundry chute that goes down to the laundry room, another 2 good size bedrooms and your 4-piece bathroom. The fully finished basement welcomes you with a large family room, a 3-piece bathroom, and 2 additional bedrooms, the laundry room with two sink and a laundry folding table as well, a storage, and the utility room. In the backyard you have your deck with a slide for the kids and a roof cover for your BBQ, backyard is fully fenced and 2 cherry trees, a nice enclosure to store your garbage bin located on east side of the house. The singled detached garage needs some TLC, still works and its off-street access along 47 Avenue. It is a walking distance to Jack Kemp school, a park, short distance to the Lloydminster Hospital and easy access to all amenities.

Built in 2002

## **Essential Information**

MLS® #                   A2215802

Price                     \$309,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,015
Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	4702 39 Street
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0B7

### **Amenities**

Parking Spaces	3
Parking	Rear Drive, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Irregular Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

## Additional Information

Date Listed	April 27th, 2025
Days on Market	119
Zoning	R1

## Listing Details

Listing Office	Maxwell Reliant Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.