



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

780-831-7725
jackadmin@gpremax.com

4007 41 Avenue
Lloydminster, Saskatchewan

MLS # A2237075



\$429,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Single-detached Residenti
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Separate Entrance		
Inclusions:	N/A		

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!