

\$699,900 - 4102 40 Avenue, Lloydminster

MLS® #A2264870

\$699,900

3 Bedroom, 2.00 Bathroom, 1,932 sqft

Single Family on 1.98 Acres

Larsen Grove, Lloydminster, Saskatchewan

Located within Lloydminster city limits just off Hwy 16 East, this 1.97-acre property offers space, flexibility, and strong future potential. The main home spans over 1,900 sq ft and features three bedrooms, a den, a 5-piece ensuite with a walk-in closet, and a bright, spacious kitchen. The basement is open for development with ample storage options. Two shops are included, one approx. 2,300 sq ft and the other 990 sq ft., plus an additional 880 sq ft. secondary home with two bedrooms, kitchen, 3-piece bath, laundry, and a wood-burning stove, ideal for extended family or rental use. Power and gas are already on-site. The property currently operates on a cistern and septic system, with no city services connected (there is a drilled well). Utility lines are nearby, and buyers can apply to the City of Lloydminster to have services brought to the property. Zoned UT (Urban Transition), this property offers incredible potential for investors, tradespeople, or anyone seeking a versatile property within city limits. Everything is sold "AS IS", and the seller is highly motivated, don't miss out on this opportunity! (id:6289)

Built in 1964

Essential Information

Listing # A2264870

Price \$699,900



Bedrooms	3
Bathrooms	2.00
Square Footage	1,932
Acres	1.98
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	4102 40 Avenue
Subdivision	Larsen Grove
City	Lloydminster
Province	Saskatchewan
Postal Code	S9V2H1

Amenities

Features	Treed
Parking	Detached Garage, Gravel, RV
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 3:01pm PDT