

# \$699,900 - 4102 40 Avenue, Lloydminster

MLS® #A2264870

**\$699,900**

3 Bedroom, 2.00 Bathroom, 1,932 sqft

Residential 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!

Built in 1964

## Essential Information

MLS® # A2264870

Price \$699,900



|                |                                  |
|----------------|----------------------------------|
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,932                            |
| Acres          | 1.98                             |
| Year Built     | 1964                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 4102 40 Avenue |
| Subdivision | Larsen Grove   |
| City        | Lloydminster   |
| County      | Lloydminster   |
| Province    | Saskatchewan   |
| Postal Code | S9V 2H1        |

### Amenities

|              |                                                            |
|--------------|------------------------------------------------------------|
| Parking      | RV Access/Parking, Single Garage Detached, Gravel Driveway |
| # of Garages | 1                                                          |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                         |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Fireplaces        | Wood Burning Stove                                        |
| Has Basement      | Yes                                                       |
| Basement          | Full, Unfinished                                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Rectangular Lot, Treed   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 17th, 2025  
Days on Market            18  
Zoning                      UT

**Listing Details**

Listing Office              RE/MAX OF LLOYDMINSTER

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