

# \$259,900 - 20, 4118 41 Avenue, Lloydminster

MLS® #A2227225

## \$259,900

3 Bedroom, 2.00 Bathroom, 1,190 sqft

Residential on 0.09 Acres

Larsen Grove, Lloydminster, Saskatchewan

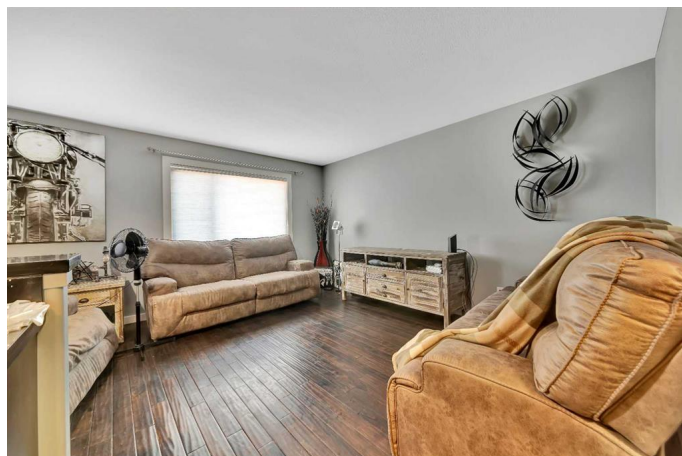
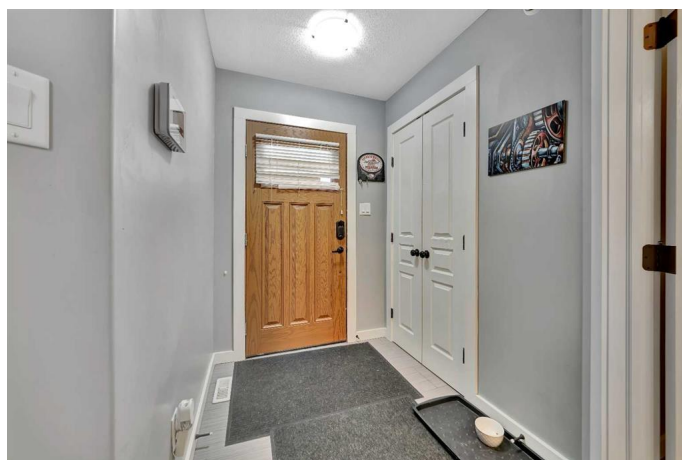
End unit townhouse with single attached garage and oversized parking pad is ready for a quick possession! Fantastic floorplan with a nice open entertaining space with the kitchen featuring porcelain tile, quartz counters with undermount sink and lots of maple cabinetry. Hardwood flooring flows through the main floor and a convenient powder room and access to the 20x11 garage finish off the main floor.

Upstairs you'll find a well placed laundry area, a massive full bathroom with lots of storage, a heated towel bar and 3 good sized bedrooms with the master bedroom featuring a walk-in closet and direct access to the bathroom. The basement is unfinished and perfect for storage or can be finished for even more living space! All appliances are included in this move-in ready townhouse in a fantastic Braehill location! These don't come up very often! Don't miss out!

Built in 2014

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2227225  |
| Price          | \$259,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,190     |
| Acres          | 0.09      |



|            |               |
|------------|---------------|
| Year Built | 2014          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 20, 4118 41 Avenue |
| Subdivision | Larsen Grove       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 1Y5            |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 3                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Water Heater |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None                                   |
| Lot Description   | Back Yard, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Wood                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 4              |

Zoning

R5

## **Listing Details**

Listing Office

RE/MAX OF LLOYDMINSTER

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.