

# \$359,950 - 19, 3616 41 B Avenue, Lloydminster

MLS® #A2266498

**\$359,950**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.04 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this unique and stylish townhome offering modern design and exceptional functionality! The ground level features an attached single garage and a flex space with its own private entry – perfect for a home office, gym, or home-based business.

Head up to the main living area where you'll find a bright open layout with a spacious kitchen, complete with a large island, quartz countertops, and a dining area that opens onto the deck. The cozy living room features a modern electric fireplace with a striking feature wall, and there's a convenient 2-piece powder room for guests.

Upstairs, the top floor includes three bedrooms, a 4-piece main bath, and a 3-piece ensuite in the primary suite. The laundry area is thoughtfully located on this level for added convenience.

This townhome stands out with its distinctive multi-level design and versatile spaces – a perfect blend of style, comfort, and practicality.

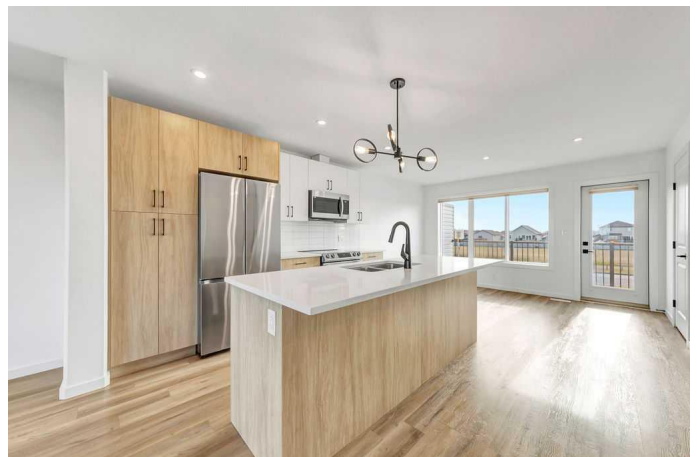
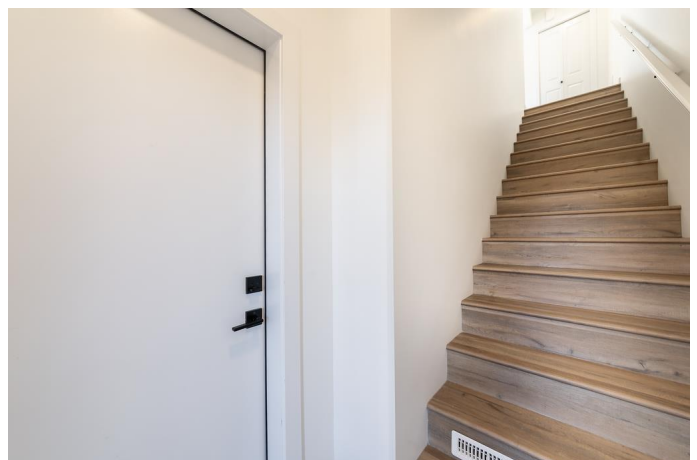
Built in 2023

## Essential Information

MLS® # A2266498

Price \$359,950

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,435         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 19, 3616 41 B Avenue |
| Subdivision | Larsen Grove         |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Saskatchewan         |
| Postal Code | S9V 2L3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks                                                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Electric                                                                               |
| Basement          | None                                                                                   |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Low Maintenance Landscape, See Remarks |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Wood Frame      |
| Foundation   | Slab            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 23rd, 2025 |
| Days on Market | 10                 |
| Zoning         | R4                 |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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