

# \$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

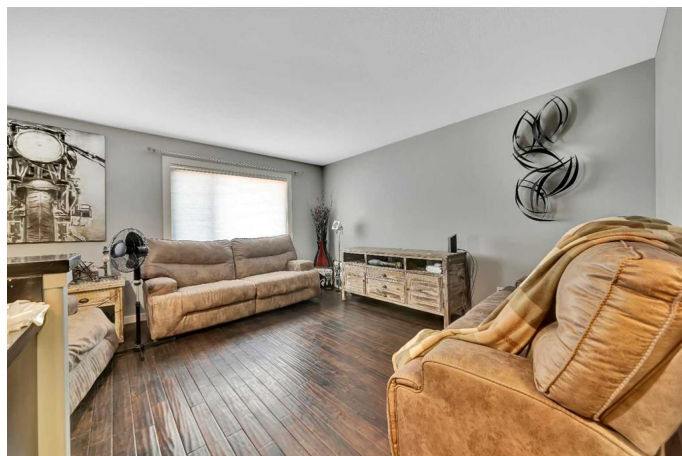
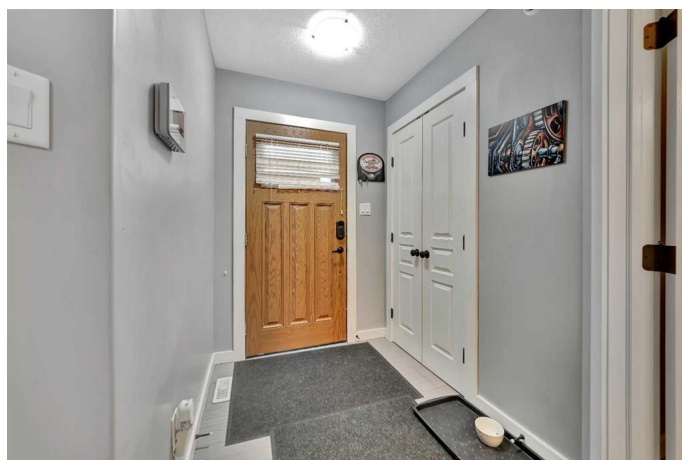
End unit townhouse with single attached garage and oversized parking pad is ready for a quick possession! Fantastic floorplan with a nice open entertaining space with the kitchen featuring porcelain tile, quartz counters with undermount sink and lots of maple cabinetry. Hardwood flooring flows through 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), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer
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	17

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.