

# \$351,950 - 24, 3616 41b Avenue, Lloydminster

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MLS® #A2238077

**\$351,950**

2 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to contemporary comfort and smart design in this beautifully crafted 2-storey townhome. Step inside and enjoy the spacious, open-concept main floor featuring 9-foot ceilings, an inviting electric fireplace in the living room, and sleek quartz countertops throughout. The kitchen offers direct access to a concrete patio – perfect for relaxing or entertaining – and there's a convenient 2-piece powder room nearby for guests.

Upstairs, both bedrooms offer the privacy of their own ensuite bathrooms, complete with luxurious heated floors. The laundry is thoughtfully located on the upper level for added ease, and the home is equipped with on-demand hot water to keep things efficient and comfortable. For those hot summer days, there is also central air conditioning.

The single attached garage is heated, adding everyday convenience during colder months. Outside, front yards will be professionally landscaped and include a built-in sprinkler system, ensuring low-maintenance curb appeal year-round.

Whether you're looking for your first home or a stylish, low-maintenance lifestyle, this townhome delivers quality, function, and comfort in every detail.

Built in 2025



## Essential Information

MLS® #	A2238077
Price	\$351,950
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	24, 3616 41b Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2L2

## Amenities

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

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Instant Hot Water, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

## Exterior

Exterior Features	None
Lot Description	Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	July 8th, 2025
Days on Market	38
Zoning	R4

## Listing Details

Listing Office	MUSGRAVE AGENCIES
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