

# \$459,950 - 25, 3616 41b Avenue, Lloydminster

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MLS® #A2238121

**\$459,950**

2 Bedroom, 3.00 Bathroom, 1,636 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this stylish and functional 2-storey end unit townhouse, offering comfort, space, and thoughtful upgrades throughout. This home features a double attached heated garage and an inviting open-concept main floor with 9â€™™ ceilings, creating an airy and spacious feel. The living room is centered around a cozy electric fireplace, while the modern kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of cabinetry for storage. Just off the dining area, step out onto your private patio, perfect for outdoor entertaining and summer BBQs. A convenient 2-piece powder room completes the main level.

Upstairs, youâ€™™ll find three spacious bedrooms, including a relaxing primary suite with heated floors in the ensuite, ideal for chilly mornings. A second full bathroom, bonus family room, and upstairs laundry provide extra space and functionality for everyday living. Additional features include central air conditioning, an on-demand water heater, and underground sprinklers in the front lawn for easy maintenance.

This home checks all the boxes for comfort, convenience, and quality, donâ€™™t miss your chance to make it yours!



Built in 2025

## Essential Information

MLS® #

A2238121

Price	\$459,950
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,636
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	25, 3616 41b Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2L2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### 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	66
Zoning	R4

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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