

# \$184,900 - 6, 4118 41 Avenue, Lloydminster

MLS® #A2242668

## \$184,900

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

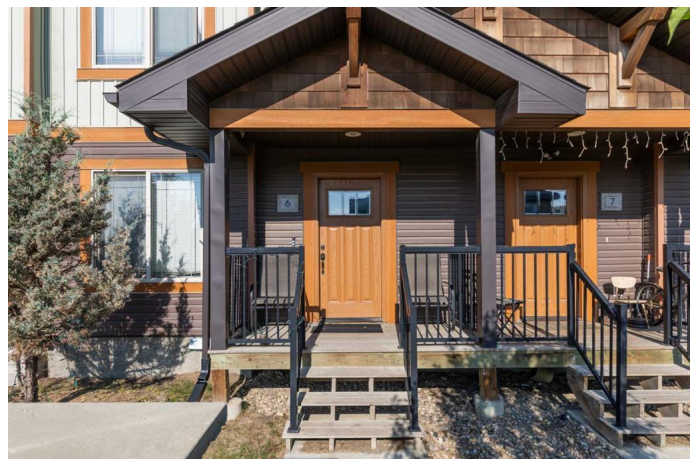
Larsen Grove, Lloydminster, Saskatchewan

Welcome to Unit 6, 4118 41 Avenue, located in the Braehill Condominiums in the Larsen Grove neighbourhood. This east-facing townhome is within walking distance to amenities and offers two parking stalls at the rear, plus ample visitor parking around the complex. Inside, youâ€™ll find hardwood floors in the living room, a convenient main floor 2-piece guest bath, and a kitchen with quartz countertops and stainless steel appliancesâ€”all included. Upstairs features three bedrooms, including a spacious primary bedroom with ample closet space, and 4 4-piece bathrooms with heated towel racks. The undeveloped basement features a laundry area and utility room, and offers space to add a future bedroom, family room, and bathroom. Perfect for a young couple, first-time buyer, or as a revenue property. Quick possession available!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242668  |
| Price      | \$184,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,106         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6, 4118 41 Avenue |
| Subdivision | Larsen Grove      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 2J8           |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Parking Pad, Asphalt                          |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)        |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                               |
| Cooling           | None                                                                  |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Unfinished                                                      |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Landscaped, Lawn           |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                       |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 25th, 2025 |
|-------------|-----------------|

|                |     |
|----------------|-----|
| Days on Market | 18  |
| Zoning         | R5  |
| HOA Fees       | 354 |
| HOA Fees Freq. | MON |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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