

# \$354,950 - 24, 3616 41b Avenue, Lloydminster

MLS® #A2238077

**\$354,950**

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          | \$354,950     |
| 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, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Instant Hot Water |
| 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 | 121            |
| Zoning         | R4             |

**Listing Details**

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

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