

\$204,900 - 19, 4008 41 Avenue, Lloydminster

MLS® #A2250784

\$204,900

3 Bedroom, 2.00 Bathroom, 1,138 sqft
Residential on 0.05 Acres

Larsen Grove, Lloydminster, Saskatchewan

This meticulously maintained end unit in Braehill is ready to impress! The main floor offers a functional layout with hardwood and tile flooring, plus a bright eat-in kitchen complete with plenty of maple cabinetry, quartz countertops, and an undermount sink. A convenient two-piece bathroom rounds out the main level.

Upstairs, youâ€™ll find three spacious bedrooms, a full bathroom, and the added bonus of upper-floor laundry. The basement provides a massive storage area with plenty of potential to customize.

Step outside to enjoy the oversized backyard deck and, thanks to the end-unit location, an expansive lawn space perfect for kids, pets, or entertaining. With all appliances included, plus walking distance to Tim Hortons, the Casino, and the new Cenovus Hub, this home truly is move-in ready!

Built in 2013

Essential Information

MLS® #	A2250784
Price	\$204,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,138
Acres	0.05
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H7

Amenities

Amenities	None
Parking Spaces	2
Parking	Assigned, Parking Pad

Interior

Interior Features	Open Floorplan, Pantry, Storage, Sump Pump(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Gas Water Heater
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Gazebo, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	August 22nd, 2025
-------------	-------------------

Days on Market	3
Zoning	R4

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.