

\$194,900 - 52, 4008 41 Avenue, Lloydminster

MLS® #A2265643

\$194,900

3 Bedroom, 3.00 Bathroom, 822 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Modern Comfort Meets Effortless Living. Step in to this beautifully maintained townhouse in Lloydminster's desirable Braehill development where style, comfort, and convenience meet. The bright, open layout features two spacious bedrooms upstairs, each with large closets, plus a 4-piece bathroom. On the main floor, you'll love the modern kitchen with quartz countertops, stainless steel appliances, and rich hardwood floors that flow into the inviting living room. A 2-piece powder room adds everyday convenience, while the private back deck is perfect for BBQs or quiet morning coffee. Downstairs, the fully finished basement offers incredible flexibility featuring a self-contained bedroom with a walk-in closet and 3-piece bath, ideal for guests, teens. With two parking stalls, exterior maintenance included, and a location close to parks, schools, and shopping, this home makes low-maintenance living easy and very affordable! If you're looking for a budget friendly, turn-key home that checks all the boxes this is it!

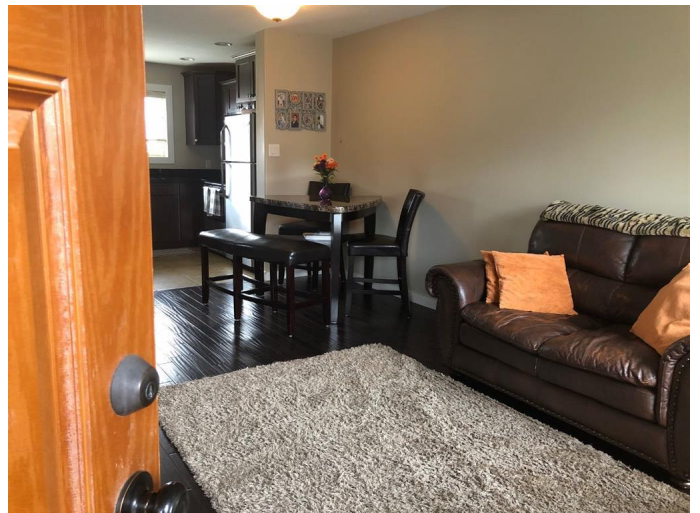
Built in 2013

Essential Information

MLS® # A2265643

Price \$194,900

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	822
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	52, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H7

Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Assigned, None, Parking Lot

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Gas Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	16
Zoning	R4

Listing Details

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

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