

# \$199,777 - 23, 4008 41 Avenue, Lloydminster

MLS® #A2206207

**\$199,777**

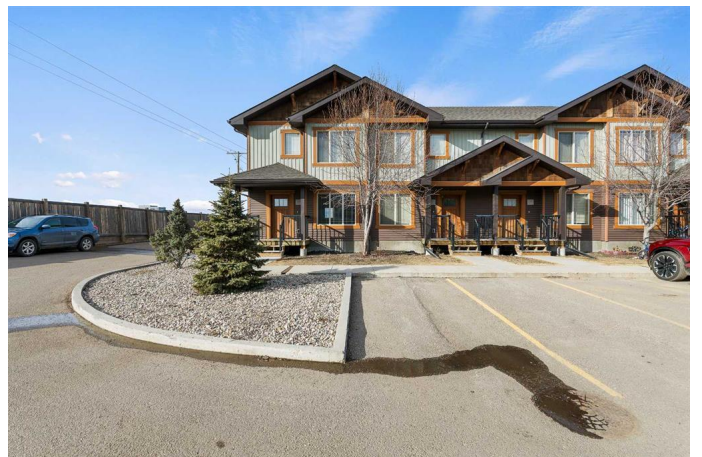
3 Bedroom, 2.00 Bathroom, 1,182 sqft  
Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this beautifully maintained end-unit townhouse condo, perfectly nestled in a desirable location in Saskatchewan. Offering 3 spacious bedrooms and 1.5 bathrooms, this inviting 2-storey home blends modern living with comfort. You'll love the sleek quartz countertops in the kitchen, which perfectly complement the appliances that are included with the home. Upstairs, you'll find a conveniently tucked away laundry area, providing ultimate convenience. The second level is also home to the 3 cozy bedrooms, offering plenty of space for rest and relaxation. The 1.5 bathrooms are thoughtfully designed to accommodate your family's needs. Step outside to enjoy the charming covered front veranda, perfect for sipping morning coffee or relaxing in the evening. The backyard patio provides an ideal outdoor space for entertaining or unwinding after a long day. This home is ideally located close to schools, the hospital, hotels and offers easy access to Highways 16 and 17, making commuting a breeze. Two designated parking spaces ensure that parking is always hassle-free. Don't miss out on the opportunity to own this delightful townhouse condo, blending modern finishes, thoughtful design, and an unbeatable location! Check out the 3D virtual tour!

Built in 2013

## Essential Information



MLS® #	A2206207
Price	\$199,777
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,182
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	23, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2H7

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Quartz Counters, Storage
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Rectangular Lot

Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood  
Foundation Poured Concrete

### Additional Information

Date Listed March 27th, 2025  
Days on Market 8  
Zoning R4

### Listing Details

Listing Office CENTURY 21 DRIVE



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.