\$459,950 - 25, 3616 41b Avenue, Lloydminster

MLS® #A2238121

\$459,950

2 Bedroom, 3.00 Bathroom, 1,636 sqft Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this stylish and functional 2-storey end unit townhouse, offering comfort, space, and thoughtful upgrades throughout. This home features a double attached heated garage and an inviting open-concept main floor with 9' ceilings, creating an airy and spacious feel. The living room is centered around a cozy electric fireplace, while the modern kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of cabinetry for storage. Just off the dining area, step out onto your private patio, perfect for outdoor entertaining and summer BBQs. A convenient 2-piece powder room completes the main level.

Upstairs, you'II find three spacious bedrooms, including a relaxing primary suite with heated floors in the ensuite, ideal for chilly mornings. A second full bathroom, bonus family room, and upstairs laundry provide extra space and functionality for everyday living. Additional features include central air conditioning, an on-demand water heater, and underground sprinklers in the front lawn for easy maintenance.

This home checks all the boxes for comfort, convenience, and quality, don't miss your chance to make it yours!







Built in 2025

Essential Information

MLS® # A2238121

Price \$459,950

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,636

Acres 0.00

Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

Community Information

Address 25, 3616 41b Avenue

Subdivision Larsen Grove
City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V2L2

Amenities

Amenities None

Parking Spaces 4

Parking Double Garage Attached

of Garages 2

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 109 Zoning R4

Listing Details

Listing Office MUSGRAVE AGENCIES

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.