

# \$194,900 - 26, 4260 41 Street, Lloydminster

MLS® #A2256412

## \$194,900

3 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

A Braehill Townhouse on Saskatchewan side that is within your budget and ready for quick possession. The main floor features the hardwood floor Living room, a 2-piece bathroom, the Kitchen/dining room and all stainless-steel appliances included, quartz kitchen counter tops, tons of natural lights coming through the kitchen slide doors accessing the patio with no back neighbors but a green and open space. In the upper level is the Maasterbedroom, 2 additional good size bedrooms an a 4-piece bathroom. The basement is ready for your improvement the way you want it and where the laundry area is. There are 2 parking stalls right in front of your unit. It is nicely located to a nearby amenities like grocery stores minutesâ€™ drive, the Lloydminster hospital, the Gold Horse Casino, and soon to open the Cenovus Hub, schools and parks.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2256412  |
| Price          | \$194,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,154     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2013          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 26, 4260 41 Street |
| Subdivision | Larsen Grove       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 2J2            |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                    |
|-------------------|------------------------------------|
| Interior Features | No Animal Home, No Smoking Home    |
| Appliances        | Dishwasher, Dryer, Electric Washer |
| Heating           | Forced Air, Natural Gas            |
| Cooling           | None                               |
| Has Basement      | Yes                                |
| Basement          | Full, Unfinished                   |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Other                |
| Lot Description   | No Neighbours Behind |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| Zoning         | R5                   |



|                |     |
|----------------|-----|
| HOA Fees       | 302 |
| HOA Fees Freq. | MON |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

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