

\$359,950 - 19, 3616 41 B Avenue, Lloydminster

MLS® #A2266498

\$359,950

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.04 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this unique and stylish townhome offering modern design and exceptional functionality! The ground level features an attached single garage and a flex space with its own private entry – perfect for a home office, gym, or home-based business.

Head up to the main living area where you'll find a bright open layout with a spacious kitchen, complete with a large island, quartz countertops, and a dining area that opens onto the deck. The cozy living room features a modern electric fireplace with a striking feature wall, and there's a convenient 2-piece powder room for guests.

Upstairs, the top floor includes three bedrooms, a 4-piece main bath, and a 3-piece ensuite in the primary suite. The laundry area is thoughtfully located on this level for added convenience.

This townhome stands out with its distinctive multi-level design and versatile spaces – a perfect blend of style, comfort, and practicality.

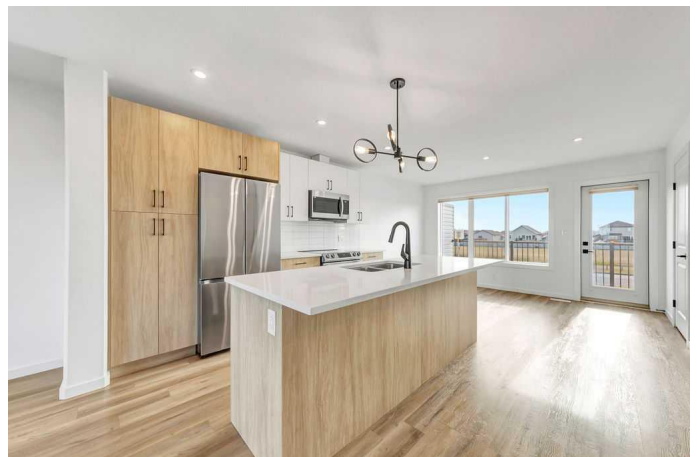
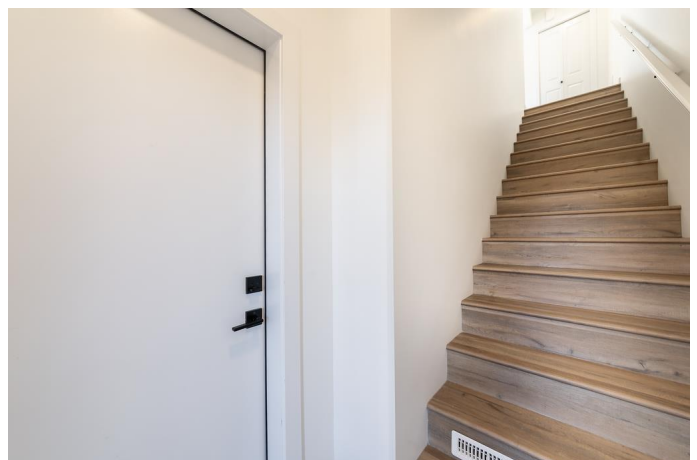
Built in 2023

Essential Information

MLS® # A2266498

Price \$359,950

Bedrooms 3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	19, 3616 41 B Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2L3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Quartz Counters, See Remarks			
Appliances	Dishwasher,	Microwave	Hood Fan,	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas			
Cooling	None			
Fireplace	Yes			
# of Fireplaces	1			
Fireplaces	Electric			
Basement	None			

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Slab

Additional Information

Date Listed	October 23rd, 2025
Days on Market	2
Zoning	R4

Listing Details

Listing Office	MUSGRAVE AGENCIES
----------------	-------------------

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.