

\$349,900 - 10, 3616 41b Avenue, Lloydminster

MLS® #A2198596

\$349,900

3 Bedroom, 3.00 Bathroom, 1,435 sqft
Residential on 2.31 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this charming townhome with modern design and a layout that promises to stand out. As you approach, you'll notice the attractive exterior featuring clean lines and a color palette that blends perfectly with the surrounding neighborhood. One of the standout features is the attached one-car garage, providing convenience and security for your vehicle and a flex room offering endless possibilities is adjacent to the garage. This versatile space can be transformed into a workout area, a tranquil home office, or even an additional bedroom, depending on your needs. Through the front door and up the stairs, is your main living area, you'll find an open and spacious layout that seamlessly combines the kitchen, dining area, and living room which is anchored by a welcoming fireplace. The color scheme and materials have been carefully chosen to create a contemporary modern theme throughout the home.

Moving up to the third level are 3 bedrooms that offer privacy and quiet away from the everyday living area. The master suite boasts a spacious bedroom, an ensuite bathroom with modern fixtures, and walk-in closet. Two additional bedrooms offer comfortable spaces for family members or guests, and a well-designed four-piece bathroom caters to their needs. Third floor laundry will make household chores a breeze.

Whether you're seeking functionality, style, or a blend of both, this townhouse offers it all,



promising a comfortable and elegant lifestyle
for you and your loved ones.

Built in 2024

Essential Information

MLS® #	A2198596
Price	\$349,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	2.31
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	10, 3616 41b Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2L2

Amenities

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

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas, Floor Furnace

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, See Remarks
Basement	None

Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	March 3rd, 2025
Days on Market	11
Zoning	R4

Listing Details

Listing Office	MUSGRAVE AGENCIES
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