

\$219,900 - 11, 4008 41 Avenue, Lloydminster

MLS® #A2212977

\$219,900

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this beautifully maintained two-storey townhouse located in the Braehill complex. This inviting home features a charming front veranda that offers a warm welcome and a perfect spot to enjoy your morning coffee.

Inside, the main floor showcases a spacious living room with hardwood flooring, ideal for both relaxing and entertaining. The eat-in kitchen is finished with ceramic tile and features quartz countertops, stainless steel appliances, and ample cabinetry. A convenient two-piece powder room completes the main level.

Upstairs, the primary bedroom offers a peaceful retreat, complete with a walk-in closet. Two additional well-proportioned bedrooms and a four-piece main bathroom provide comfortable accommodations for family or guests.

The finished basement adds valuable living space with a large family room, 3 pc bathroom and an additional bedroom, and a dedicated laundry area.

This home includes two parking spots and is situated in a well-managed complex close to amenities.

A perfect blend of comfort and functionality awaits in this Braehill townhouse.

Built in 2013

Essential Information



MLS® #	A2212977
Price	\$219,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	11, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1V8

Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	April 17th, 2025
Days on Market	2
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.