\$354,950 - 24, 3616 41b Avenue, Lloydminster

MLS® #A2238077

\$354,950

2 Bedroom, 3.00 Bathroom, 1,314 sqft Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to contemporary comfort and smart design in this beautifully crafted 2-storey townhome. Step inside and enjoy the spacious, open-concept main floor featuring 9-foot ceilings, an inviting electric fireplace in the living room, and sleek quartz countertops throughout. The kitchen offers direct access to a concrete patio â€" perfect for relaxing or entertaining â€" and there's a convenient 2-piece powder room nearby for guests.

Upstairs, both bedrooms offer the privacy of their own ensuite bathrooms, complete with luxurious heated floors. The laundry is thoughtfully located on the upper level for added ease, and the home is equipped with on-demand hot water to keep things efficient and comfortable. For those hot summer days, there is also central air conditioning.

The single attached garage is heated, adding everyday convenience during colder months. Outside, front yards will be professionally landscaped and include a built-in sprinkler system, ensuring low-maintenance curb appeal year-round.

Whether you're looking for your first home or a stylish, low-maintenance lifestyle, this townhome delivers quality, function, and comfort in every detail.







Built in 2025

Essential Information

MLS® # A2238077 Price \$354,950

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,314
Acres 0.00
Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 24, 3616 41b Avenue

Subdivision Larsen Grove
City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V2L2

Amenities

Amenities None

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

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 118

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.