

\$184,900 - 6, 4118 41 Avenue, Lloydminster

MLS® #A2242668

\$184,900

3 Bedroom, 2.00 Bathroom, 1,145 sqft

Residential on 0.00 Acres

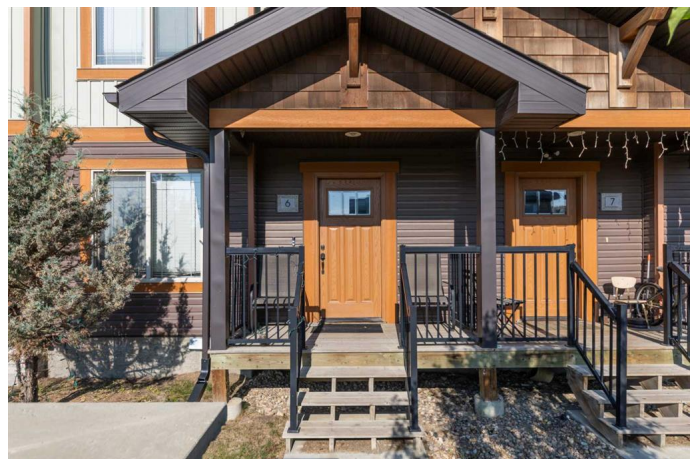
Larsen Grove, Lloydminster, Saskatchewan

Welcome to Unit 6, 4118 41 Avenue, located in the Braehill Condominiums in the Larsen Grove neighbourhood. This east-facing townhome is within walking distance to amenities and offers two parking stalls at the rear, plus ample visitor parking around the complex. Inside, youâ€™ll find hardwood floors in the living room, a convenient main floor 2-piece guest bath, and a kitchen with quartz countertops and stainless steel appliancesâ€”all included. Upstairs features three bedrooms, including a spacious primary bedroom with ample closet space, and 4 4-piece bathrooms with heated towel racks. The undeveloped basement features a laundry area and utility room, and offers space to add a future bedroom, family room, and bathroom. Perfect for a young couple, first-time buyer, or as a revenue property. Quick possession available!

Built in 2014

Essential Information

MLS® #	A2242668
Price	\$184,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,145
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	6, 4118 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2J8

Amenities

Amenities	Parking, Visitor Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Parking Pad, Asphalt

Interior

Interior Features	Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2025
-------------	-----------------

Days on Market	74
Zoning	R5
HOA Fees	354
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.