# \$199,777 - 23, 4008 41 Avenue, Lloydminster

MLS® #A2206207

## \$199,777

3 Bedroom, 2.00 Bathroom, 1,182 sqft Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this beautifully maintained end-unit townhouse condo, perfectly nestled in a desirable location in Saskatchewan. Offering 3 spacious bedrooms and 1.5 bathrooms, this inviting 2-storey home blends modern living with comfort. You'll love the sleek quartz countertops in the kitchen, which perfectly complement the appliances that are included with the home. Upstairs, you'll find a conveniently tucked away laundry area, providing ultimate convenience. The second level is also home to the 3 cozy bedrooms, offering plenty of space for rest and relaxation. The 1.5 bathrooms are thoughtfully designed to accommodate your family's needs. Step outside to enjoy the charming covered front veranda, perfect for sipping morning coffee or relaxing in the evening. The backyard patio provides an ideal outdoor space for entertaining or unwinding after a long day. This home is ideally located close to schools, the hospital, hotels and offers easy access to Highways 16 and 17, making commuting a breeze. Two designated parking spaces ensure that parking is always hassle-free. Don't miss out on the opportunity to own this delightful townhouse condo, blending modern finishes, thoughtful design, and an unbeatable location! Check out the 3D virtual tour!





Built in 2013

#### **Essential Information**

MLS® # A2206207 Price \$199,777

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,182
Acres 0.00
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 23, 4008 41 Avenue

Subdivision Larsen Grove
City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 2H7

#### **Amenities**

Amenities Visitor Parking

Parking Spaces 2

Parking Stall

## Interior

Interior Features Quartz Counters, Storage

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 6

Zoning R4

# **Listing Details**

Listing Office CENTURY 21 DRIVE

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