

# \$199,900 - 26, 4118 41 Avenue, Lloydminster

MLS® #A2219663

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Residential on 0.03 Acres

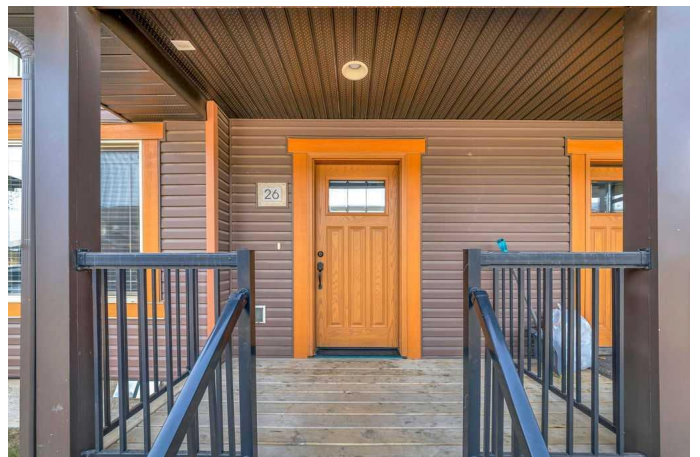
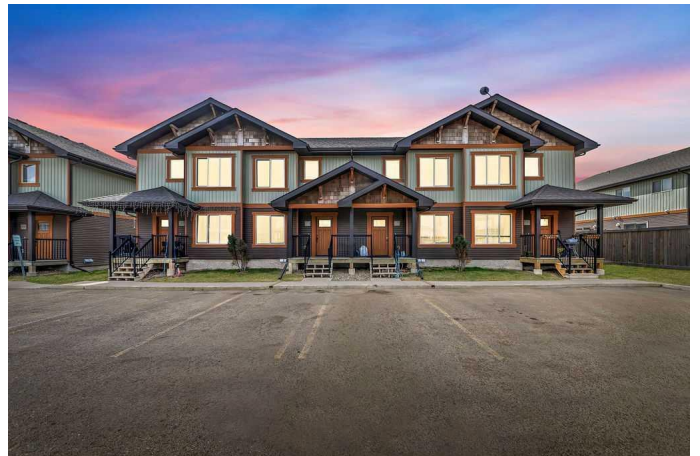
Larsen Grove, Lloydminster, Saskatchewan

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. 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 2014

## Essential Information

MLS® #	A2219663
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,106
Acres	0.03
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	26, 4118 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1Y5

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

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

### Exterior

Exterior Features	None
Lot Description	Back Yard, Fruit Trees/Shrub(s), Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Wood

### Additional Information

Date Listed	May 9th, 2025
Days on Market	2

Zoning R5

## Listing Details

Listing Office MUSGRAVE AGENCIES

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