

\$199,900 - 21, 4118 41 Avenue, Lloydminster

MLS® #A2259884

\$199,900

3 Bedroom, 2.00 Bathroom, 1,061 sqft

Residential on 0.04 Acres

Larsen Grove, Lloydminster, Saskatchewan

This Sask-side 2-storey Braehill townhouse condo is a corner unit that is situated just steps from a coffee shop, convenience store and the Cenovus Hub. In addition to a great location, this home offers a warm and inviting layout. The main floor features a welcoming living room, a functional kitchen and eating area with access to the backyard, plus a convenient two-piece powder room. Upstairs, you'll find 3 generous bedrooms and a full 4-piece bathroom. The laundry is located just outside the primary bedroom, an ideal spot for a busy family. Hardwood and tile flooring features on the main level and the cozy carpeting creates a comfortable atmosphere upstairs. The basement is undeveloped and ready for your personal touch, whether you envision a family room or simply extra storage. (Seller has framed in a bathroom in the basement. A new shower, toilet and sink come with the property). There are two assigned parking stalls in front of the unit. The \$320/month condo fee covers exterior building maintenance, garbage, lawn care, snow removal, reserve fund and professional management. Interior pictures coming soon.

Built in 2014

Essential Information

MLS® # A2259884

Price \$199,900



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,061
Acres	0.04
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	21, 4118 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2J8

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Off Street

Interior

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

Exterior

Exterior Features	None
Lot Description	Lawn
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation Wood

Additional Information

Date Listed September 24th, 2025
Days on Market 15
Zoning R5

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.