

# \$219,900 - 11, 4008 41 Avenue, Lloydminster

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MLS® #A2212977

**\$219,900**

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.00 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.

The finished basement adds valuable living space with a large family room, 3 pc bathroom and an additional bedroom, and a dedicated laundry area.

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 2013

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2212977      |
| Price          | \$219,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,106         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 11, 4008 41 Avenue |
| Subdivision | Larsen Grove       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V1V8             |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

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

### Exterior

|                   |             |
|-------------------|-------------|
| Exterior Features | None        |
| Lot Description   | See Remarks |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | R4               |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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