

\$358,950 - 23, 3616 41b Avenue, Lloydminster

MLS® #A2238046

\$358,950

2 Bedroom, 3.00 Bathroom, 1,314 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to contemporary comfort and smart design in this beautifully crafted 2-storey townhome. Step inside and enjoy the spacious, open-concept main floor featuring 9-foot ceilings, an inviting electric fireplace in the living room, and sleek quartz countertops throughout. The kitchen offers direct access to a concrete patio – perfect for relaxing or entertaining – and there's a convenient 2-piece powder room nearby for guests.

Upstairs, both bedrooms offer the privacy of their own ensuite bathrooms, complete with luxurious heated floors. The laundry is thoughtfully located on the upper level for added ease, and the home is equipped with on-demand hot water to keep things efficient and comfortable. For those hot summer days, there is also central air conditioning.

The single attached garage is heated, adding everyday convenience during colder months. Outside, front yards will be professionally landscaped and include a built-in sprinkler system, ensuring low-maintenance curb appeal year-round.

Whether you're looking for your first home or a stylish, low-maintenance lifestyle, this townhome delivers quality, function, and comfort in every detail.

Built in 2025



Essential Information

MLS® #	A2238046
Price	\$358,950
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	23, 3616 41b Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2L2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Instant Hot Water, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

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

Additional Information

Date Listed	July 8th, 2025
Days on Market	30
Zoning	R4

Listing Details

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

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.