

# \$204,900 - 19, 4008 41 Avenue, Lloydminster

MLS® #A2250784

## \$204,900

3 Bedroom, 2.00 Bathroom, 1,138 sqft  
Residential on 0.05 Acres

Larsen Grove, Lloydminster, Saskatchewan

This meticulously maintained end unit in Braehill is ready to impress! The main floor offers a functional layout with hardwood and tile flooring, plus a bright eat-in kitchen complete with plenty of maple cabinetry, quartz countertops, and an undermount sink. A convenient two-piece bathroom rounds out the main level.

Upstairs, you'll find three spacious bedrooms, a full bathroom, and the added bonus of upper-floor laundry. The basement provides a massive storage area with plenty of potential to customize.

Step outside to enjoy the oversized backyard deck and, thanks to the end-unit location, an expansive lawn space perfect for kids, pets, or entertaining. With all appliances included, plus walking distance to Tim Hortons, the Casino, and the new Cenovus Hub, this home truly is move-in ready!

Built in 2013

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2250784  |
| Price      | \$204,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,138         |
| Acres          | 0.05          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 19, 4008 41 Avenue |
| Subdivision | Larsen Grove       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 2H7            |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | None                  |
| Parking Spaces | 2                     |
| Parking        | Assigned, Parking Pad |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Storage, Sump Pump(s)                                                                    |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings, Gas Water Heater |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Unfinished                                                                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Other                               |
| Lot Description   | Back Yard, Gazebo, Landscaped, Lawn |
| Roof              | Asphalt Shingle                     |
| Construction      | Vinyl Siding, Wood Frame            |
| Foundation        | Wood                                |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 22nd, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 2  |
| Zoning         | R4 |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.