

# \$195,000 - 50, 4008 41 Avenue, Lloydminster

MLS® #A2220665

## \$195,000

3 Bedroom, 3.00 Bathroom, 915 sqft

Residential on 0.00 Acres

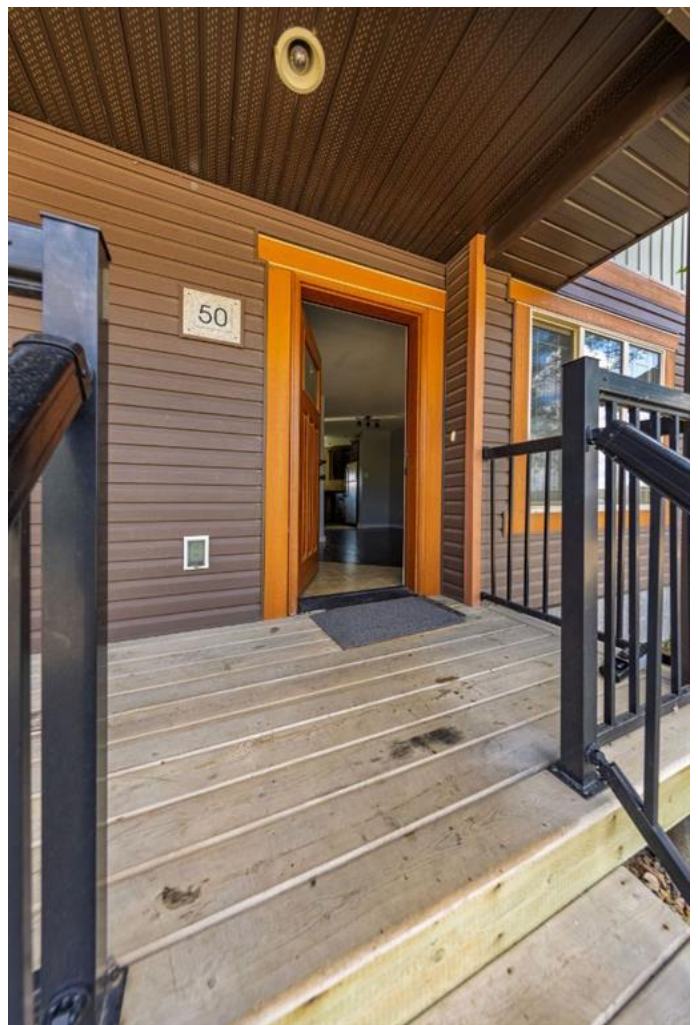
Larsen Grove, Lloydminster, Saskatchewan

Discover the perfect blend of comfort and convenience in this charming 3-bedroom, 2.5-bath end-unit townhouse. Ideal for first-time buyers or savvy investors, this home features two spacious bedrooms on the upper floor and a third bedroom in the fully developed basement. The main level boasts quartz countertops and elegant hardwood floors, adding a touch of modern sophistication to the space. With parking right at your doorstep and visitor parking just steps away, accessibility is never an issue. Nestled in a quiet location, this property is perfect for young professionals or anyone ready to begin their real estate journey. Don't miss the opportunity to make this well-maintained townhouse your next smart investment.

Built in 2013

## Essential Information

MLS® #	A2220665
Price	\$195,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	915
Acres	0.00
Year Built	2013
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	50, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V2H7

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Assigned, Stall

### Interior

Interior Features	Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 15th, 2025
Days on Market	10
Zoning	R4

### Listing Details

Listing Office	LPT Realty
----------------	------------

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.