

24, 3616 41b Avenue
Lloydminster, Saskatchewan

MLS # A2238077



\$354,950

Division:	Larsen Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,314 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.