

25, 3616 41b Avenue  
Lloydminster, Saskatchewan

MLS # A2238121



# \$459,950

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,636 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

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

**Inclusions:** N/A

Welcome to this stylish and functional 2-storey end unit townhouse, offering comfort, space, and thoughtful upgrades throughout. This home features a double attached heated garage and an inviting open-concept main floor with 9' ceilings, creating an airy and spacious feel. The living room is centered around a cozy electric fireplace, while the modern kitchen is equipped with stainless steel appliances, quartz countertops, and plenty of cabinetry for storage. Just off the dining area, step out onto your private patio, perfect for outdoor entertaining and summer BBQs. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three spacious bedrooms, including a relaxing primary suite with heated floors in the ensuite, ideal for chilly mornings. A second full bathroom, bonus family room, and upstairs laundry provide extra space and functionality for everyday living. Additional features include central air conditioning, an on-demand water heater, and underground sprinklers in the front lawn for easy maintenance. This home checks all the boxes for comfort, convenience, and quality, don't miss your chance to make it yours!