

19, 3616 41 B Avenue
Lloydminster, Saskatchewan

MLS # A2266498



\$359,950

Division:	Larsen Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,435 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Slab	Utilities:	-
Features:	Quartz Counters, See Remarks		
Inclusions:	N/A		

Welcome to this unique and stylish townhome offering modern design and exceptional functionality! The ground level features an attached single garage and a flex space with its own private entry — perfect for a home office, gym, or home-based business. Head up to the main living area where you'll find a bright open layout with a spacious kitchen, complete with a large island, quartz countertops, and a dining area that opens onto the deck. The cozy living room features a modern electric fireplace with a striking feature wall, and there's a convenient 2-piece powder room for guests. Upstairs, the top floor includes three bedrooms, a 4-piece main bath, and a 3-piece ensuite in the primary suite. The laundry area is thoughtfully located on this level for added convenience. This townhome stands out with its distinctive multi-level design and versatile spaces — a perfect blend of style, comfort, and practicality.