

# \$219,900 - 11, 4008 41 Avenue, Lloydminster

MLS® #A2212977

**\$219,900**

4 Bedroom, 3.00 Bathroom, 1,106 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Welcome to this beautifully maintained two-storey townhouse located in the Braehill complex. This inviting home features a charming front veranda that offers a warm welcome and a perfect spot to enjoy your morning coffee.

Inside, the main floor showcases a spacious living room with hardwood flooring, ideal for both relaxing and entertaining. The eat-in kitchen is finished with ceramic tile and features quartz countertops, stainless steel appliances, and ample cabinetry. A convenient two-piece powder room completes the main level.

Upstairs, the primary bedroom offers a peaceful retreat, complete with a walk-in closet. Two additional well-proportioned bedrooms and a four-piece main bathroom provide comfortable accommodations for family or guests.

The finished basement adds valuable living space with a large family room, 3 pc bathroom and an additional bedroom, and a dedicated laundry area.

This home includes two parking spots and is situated in a well-managed complex close to amenities.

A perfect blend of comfort and functionality awaits in this Braehill townhouse.

Built in 2013

## Essential Information



MLS® #	A2212977
Price	\$219,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,106
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11, 4008 41 Avenue
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V1V8

### Amenities

Amenities	None
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	12
Zoning	R4

### **Listing Details**

Listing Office	MUSGRAVE AGENCIES
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