

# \$194,900 - 3, 4260 41 Street, Lloydminster

MLS® #A2250968

**\$194,900**

3 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Unit 3 at 4260 41st Street in Lloydminster, on the SASK side, is move-in ready and located in Braehill Condominiums. This 3-bedroom home features hardwood floors in the living room, a stylish kitchen with stainless steel appliances and quartz countertops, and a convenient two-piece guest bath on the main floor. The primary bedroom offers a walk-in closet for extra storage. Downstairs, the basement has been updated with carpet and includes a laundry room—it's nearly finished and ready for your final touches. Whether you're a first-time home buyer, looking to downsize, or an investor seeking long-term rental income, this property checks all the boxes. Quick possession is available. 3D Virtual Tour Available!

Built in 2013

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250968    |
| Price          | \$194,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,083       |
| Acres          | 0.00        |
| Year Built     | 2013        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3, 4260 41 Street |
| Subdivision | Larsen Grove      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 2J2           |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Snow Removal, Trash |
| Parking Spaces | 2                            |
| Parking        | Assigned, Stall, Asphalt     |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Quartz Counters, Walk-In Closet(s)                            |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Full, Unfinished                                              |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 23                |
| Zoning         | R5                |
| HOA Fees       | 311               |
| HOA Fees Freq. | MON               |

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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