



GRASSROOTS
REALTY GROUP

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25, 3616 41b Avenue
Lloydminster, Saskatchewan

MLS # A2328298



\$459,950

Division:	Larsen Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double 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
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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!