



GRASSROOTS
REALTY GROUP

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29, 3616 41B Avenue
Lloydminster, Saskatchewan

MLS # A2332826



\$379,950

Division:	East Lloydminster		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,436 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Underground Sprinklers		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 351

LLD: -

Zoning: MDR

Utilities: -

Inclusions: N/A

Welcome to this brand-new townhouse development located on the Saskatchewan side of Lloydminster, offering modern design, quality finishes, and functional living space for today's lifestyle. Each two-storey unit features an open-concept main floor with a bright living area, dining space, and kitchen designed for everyday living and entertaining. The kitchen showcases quartz countertops, stylish cabinetry, and durable finishes, while the living room offers a cozy focal point with an electric fireplace. A convenient powder room completes the main level. Upstairs you'll find three spacious bedrooms, including a primary retreat featuring a walk-in closet and private ensuite. The second-floor laundry adds everyday convenience and keeps everything where you need it. Each home also includes a single attached garage for added comfort and storage. Outside, enjoy your own private patio area with privacy fencing between units, creating a comfortable outdoor space to relax or entertain. Underground sprinklers are included for easy maintenance. With modern finishes, thoughtful layouts, and a low-maintenance lifestyle, these new construction townhomes offer the perfect opportunity for first-time buyers, families, or anyone looking for a fresh start in a great Lloydminster location.