



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

30, 3616 41B Avenue
Lloydminster, Saskatchewan

MLS # A2332873



\$374,950

Division:	East Lloydminster		
Type:	Residential/Other		
Style:	2 Storey Split		
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:	Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	MDR
Foundation:	Slab	Utilities:	-
Features:	See Remarks		

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.