

# \$184,900 - 4, 4118 41 Avenue, Lloydminster

MLS® #A2249242

**\$184,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.04 Acres

Larsen Grove, Lloydminster, Saskatchewan

Looking for low-maintenance living without giving up space? This end-unit condo in Braehill could be just the fit. The main floor has a welcoming layout with quartz countertops, stainless steel appliances, and a convenient half bath. Upstairs, youâ€™ll find three bedrooms, a full 4-piece bath, and laundry right where you need it â€“ no more hauling baskets up and down the stairs. Enjoy your morning coffee on the covered front veranda, then relax or barbecue on the back deck with privacy fencing. Parking is easy with two stalls out back plus bonus street parking right out front. The basement is undeveloped, giving you the option to add more living space down the road if you choose. And the location? Located in Braehill, this condo is steps from a coffee shop, gas station, hotels and professional servicesâ€“convenience at your doorstep. Whether youâ€™re looking for your next home or an investment, this one is worth a look!

Built in 2014

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249242  |
| Price      | \$184,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,116         |
| Acres          | 0.04          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4, 4118 41 Avenue |
| Subdivision | Larsen Grove      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 2J8           |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Assigned, Parking Pad                  |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters, Vinyl Windows                             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other                       |
| Lot Description   | Landscaped, Street Lighting |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |
| Foundation        | Poured Concrete             |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 18th, 2025 |
|-------------|-------------------|

|                |    |
|----------------|----|
| Days on Market | 78 |
| Zoning         | R5 |

## **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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