

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

MLS® #A2223253

**\$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® #	A2223253
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	May 26th, 2025
Days on Market	35
Zoning	R5
HOA Fees	311
HOA Fees Freq.	MON

### Listing Details

Listing Office

RE/MAX OF LLOYDMINSTER

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