



**GRASSROOTS**  
REALTY GROUP

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37, 4008 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2220812



**\$183,500**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,106 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 320
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Easy living at Braehill! This three bedroom, one and a half bathroom Saskatchewan side condo is seeking new owners, it is vacant and ready for IMMEDIATE POSSESSION! There are two dedicated parking stalls, covered front porch and a semi-private back deck. The open concept main features laminate and tile flooring and a functional kitchen with direct access to the back deck, a full appliance package and quartz countertops. The basement is unspoiled, waiting for your finishing touches to further expand your living space or as is for great storage options. The upstairs bedrooms all have great natural light and the primary bedroom features a walk in closet. Make your move into your new home or investment potential!