



**37, 4008 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2220812



\$183,500

Division: Larsen Grove

Type: Residential/Other

Style: 2 Storey

Size: 1,106 sq.ft. **Age:** 2013 (13 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Assigned, Stall

Lot Size: -

Lot Feat: Landscaped

Heating: Floor Furnace, Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 320

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R4

Foundation: Wood

Utilities: -

Features: 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!