



GRASSROOTS
REALTY GROUP

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3, 4260 41 Street
Lloydminster, Saskatchewan

MLS # A2223253



\$194,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,083 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

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!