



GRASSROOTS
REALTY GROUP

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19, 4008 41 Avenue
Lloydminster, Saskatchewan

MLS # A2250784



\$204,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Pantry, Storage, Sump Pump(s)		

Inclusions: N/A

This meticulously maintained end unit in Braehill is ready to impress! The main floor offers a functional layout with hardwood and tile flooring, plus a bright eat-in kitchen complete with plenty of maple cabinetry, quartz countertops, and an undermount sink. A convenient two-piece bathroom rounds out the main level. Upstairs, you'll find three spacious bedrooms, a full bathroom, and the added bonus of upper-floor laundry. The basement provides a massive storage area with plenty of potential to customize. Step outside to enjoy the oversized backyard deck and, thanks to the end-unit location, an expansive lawn space perfect for kids, pets, or entertaining. With all appliances included, plus walking distance to Tim Hortons, the Casino, and the new Cenovus Hub, this home truly is move-in ready!