



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

26, 4260 41 Street
Lloydminster, Saskatchewan

MLS # A2256412



\$194,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,154 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 302
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

A Braehill Townhouse on Saskatchewan side that is within your budget and ready for quick possession. The main floor features the hardwood floor Living room, a 2-piece bathroom, the Kitchen/dining room and all stainless-steel appliances included, quartz kitchen counter tops, tons of natural lights coming through the kitchen slide doors accessing the patio with no back neighbors but a green and open space. In the upper level is the Maasterbedroom, 2 additional good size bedrooms and a 4-piece bathroom. The basement is ready for your improvement the way you want it and where the laundry area is. There are 2 parking stalls right in front of your unit. It is nicely located to a nearby amenities like grocery stores minutes' drive, the Lloydminster hospital, the Gold Horse Casino, and soon to open the Cenovus Hub, schools and parks.