



GRASSROOTS
REALTY GROUP

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

21, 4118 41 Avenue
Lloydminster, Saskatchewan

MLS # A2259884



\$189,900

Division:	Larsen Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.04 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This Sask-side 2-storey, 3 bed and 2 bath, townhouse condo is available for short notice showings and quick possession. Located in the east end of Lloydminster, this corner unit is situated just steps from a coffee shop and convenience store, and its close to the Cenovus Hub sports centre. In addition to a great location, this home offers a family friendly layout. The main floor features a spacious living room, a functional kitchen and eating area with access to the backyard, plus a convenient two-piece powder room. Upstairs, you'll find 3 generous bedrooms and a full 4-piece bathroom. The laundry is conveniently located upstairs near all the bedrooms, an ideal spot for a busy family. Hardwood and tile flooring features on the main level and the cozy carpeting creates a comfortable atmosphere upstairs. The basement is undeveloped and ready for your personal touch, whether you envision a family room or simply extra storage. (Seller has framed in a bathroom in the basement. A new shower, toilet and sink come with the property). There are two assigned parking stalls in front of the unit. The \$354.00/monthly condo fee covers exterior building maintenance, ground and parking lot maintenance, garbage and recycling removal, lawn care, snow removal, reserve fund contribution and professional management.