



GRASSROOTS
REALTY GROUP

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21, 4118 41 Avenue
Lloydminster, Saskatchewan

MLS # A2259884



\$194,900

Division:	Larsen Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,161 sq.ft.	Age:	2014 (11 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:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Seller will pay first 6 months of Condo Fees if you complete the purchase before Christmas. This Sask-side 2-storey Braehill townhouse condo is a corner unit that is situated just steps from a coffee shop, convenience store and the Cenovus Hub. In addition to a great location, this home offers a warm and inviting layout. The main floor features a welcoming 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 located just outside the primary bedroom, 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 \$320/month condo fee covers exterior building maintenance, garbage, lawn care, snow removal, reserve fund and professional management. Interior pictures coming soon.