



**GRASSROOTS**  
REALTY GROUP

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52, 4008 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2265643



**\$194,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	822 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, None, Parking Lot		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 306
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Quartz Counters		

<b>Inclusions:</b>	N/A
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Modern Comfort Meets Effortless Living. Step in to this beautifully maintained townhouse in Lloydminster's desirable Braehill development — where style, comfort, and convenience meet. The bright, open layout features two spacious bedrooms upstairs, each with large closets, plus a 4-piece bathroom. On the main floor, you'll love the modern kitchen with quartz countertops, stainless steel appliances, and rich hardwood floors that flow into the inviting living room. A 2-piece powder room adds everyday convenience, while the private back deck is perfect for BBQs or quiet morning coffee. Downstairs, the fully finished basement offers incredible flexibility — featuring a self-contained bedroom with a walk-in closet and 3-piece bath, ideal for guests, teens. With two parking stalls, exterior maintenance included, and a location close to parks, schools, and shopping, this home makes low-maintenance living easy and very affordable! If you're looking for a budget friendly, turn-key home that checks all the boxes — this is it!