



**39, 4260 41 Street
Lloydminster, Saskatchewan**

MLS # A2296667

\$220,000



Division:	Larsen Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,088 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: N/A

This 4-bedroom, 2.5 bath Braehill townhouse condo stands out from many others in the development with its fully finished basement and central A/C. The main floor offers a practical layout with engineered hardwood in the living room, a bright kitchen with quartz countertops and stainless steel appliances, a 2-piece bathroom and patio doors leading to a deck. Upstairs you'll find 3 bedrooms and a 4-piece bathroom, while the finished basement adds even more usable space with a 4th bedroom, 3-piece bathroom, family room and a spacious laundry/utility area. Located close to the Cenovus Energy Hub, casino, fuel station, restaurants, shopping, and other amenities, this property offers a great combination of space, comfort and low-maintenance condo living on the Saskatchewan side.