



**GRASSROOTS**  
REALTY GROUP

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7, 4202 37 Street  
Lloydminster, Saskatchewan

MLS # A2298769



**\$249,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,262 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Wood

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 310

**LLD:** -

**Zoning:** MDR

**Utilities:** -

**Inclusions:** N/A

This is the townhouse unit you have been waiting to hit the market. You will love this 1262 square foot townhouse with individually fenced back yard. Lots of extras here including hardwood and tile flooring, quartz counter tops in kitchen, large living room area, main floor laundry plus a 2 piece bathroom... The bedroom upstairs with an additional full bathroom-large master bedroom. This town house complex is located within a quiet residential area and the units themselves are larger than most other units of its kind in the Lloydminster market. A great place to begin your home ownership journey or a great investment property to add to your portfolio.