



25, 4260 41 Street  
Lloydminster, Saskatchewan

MLS # A2303404



**\$219,900**

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,191 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Owned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 311
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	High Density Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this well-maintained 4-bedroom townhouse condo in the affordable Braehill community, close to shopping, schools, parks, and everyday amenities. This nicely updated townhome offers 3 bathrooms, modern finishes, and a functional layout designed for comfortable living. The kitchen features quartz countertops and comes complete with all appliances included, making this home truly move-in ready. Enjoy the added privacy of no neighbours behind, creating a quieter setting and a great space to relax. Condo living is made easy with low condo fees that include water, garbage and exterior maintenance, helping keep monthly costs predictable and manageable. The property also includes two dedicated parking stalls, along with plenty of visitor parking for guests. Whether you're looking to expand your investment portfolio or settle into a home that offers value, convenience, and low-maintenance living, this property checks the boxes. A smart opportunity in a location that continues to attract steady demand. 3D Virtual Tour Available!