

21, 4118 41 Avenue
Lloydminster, Saskatchewan

MLS # A2259884



\$184,900

Division: Larsen Grove

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,161 sq.ft. **Age:** 2014 (12 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: \$ 354

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R5

Foundation: Wood

Utilities: -

Features: See Remarks

Inclusions: N/A

This Sask-side 2-storey, 3 bed and 2 bath, townhouse condo is available for short notice showings and quick possession. Located in the east end of Lloydminster, this corner unit is situated just steps from a coffee shop and convenience store, and its close to the Cenovus Hub sports centre. In addition to a great location, this home offers a family friendly layout. The main floor features a spacious 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 conveniently located upstairs near all the bedrooms, 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 \$354.00/monthly condo fee covers exterior building maintenance, ground and parking lot maintenance, garbage and recycling removal, lawn care, snow removal, reserve fund contribution and professional management.