

21, 4118 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2259884



## \$194,900

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,161 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Lawn		

<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>	\$ 320
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Seller will pay first 6 months of Condo Fees if you complete the purchase before Christmas. This Sask-side 2-storey Braehill townhouse condo is a corner unit that is situated just steps from a coffee shop, convenience store and the Cenovus Hub. In addition to a great location, this home offers a warm and inviting layout. The main floor features a welcoming 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 located just outside the primary bedroom, 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 \$320/month condo fee covers exterior building maintenance, garbage, lawn care, snow removal, reserve fund and professional management. Interior pictures coming soon.