

36, 4118 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2276395



# \$204,900

<b>Division:</b>	Larsen Grove		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,168 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 354
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Stone Counters, Storage, Sump Pump(s)		

**Inclusions:** N/A

This end unit townhouse feels extremely private with a side fence and no back neighbours! Located within walking distance to the Cenovus Hub, Tim Hortons and many more convenient amenities. Functional layout with hardwood and tile flooring, the main floor offers a large family room, eat-in kitchen with quartz counter tops, undermount sink and ample cabinetry and pantry space and a handy 2-piece bathroom. Upstairs you'll find 3 bedrooms with the primary bedroom offering a generous sized walk-in closet. You'll also find a full bathroom and laundry hook-ups upstairs. The basement is unfinished with a multitude of options: Finish it with an additional bedroom, family room and bathroom or keep it as is for storage. This home is immaculate, clean and ready for a quick possession!