

**37, 4008 41 Avenue
Lloydminster, Saskatchewan****MLS # A2220812****\$183,500**

Division:	Larsen Grove		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 320
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Easy living at Braehill! This three bedroom, one and a half bathroom Saskatchewan side condo is seeking new owners, it is vacant and ready for IMMEDIATE POSSESSION! There are two dedicated parking stalls, covered front porch and a semi-private back deck. The open concept main features laminate and tile flooring and a functional kitchen with direct access to the back deck, a full appliance package and quartz countertops. The basement is unspoiled, waiting for your finishing touches to further expand your living space or as is for great storage options. The upstairs bedrooms all have great natural light and the primary bedroom features a walk in closet. Make your move into your new home or investment potential!