

**6, 4118 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2242668



\$184,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 354
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to Unit 6, 4118 41 Avenue, located in the Braehill Condominiums in the Larsen Grove neighbourhood. This east-facing townhome is within walking distance to amenities and offers two parking stalls at the rear, plus ample visitor parking around the complex. Inside, you'll find hardwood floors in the living room, a convenient main floor 2-piece guest bath, and a kitchen with quartz countertops and stainless steel appliances—all included. Upstairs features three bedrooms, including a spacious primary bedroom with ample closet space, and 4 4-piece bathrooms with heated towel racks. The undeveloped basement features a laundry area and utility room, and offers space to add a future bedroom, family room, and bathroom. Perfect for a young couple, first-time buyer, or as a revenue property. Quick possession available!