

**4, 4118 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2249242



\$184,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters, Vinyl Windows		

Inclusions: N/A

Looking for low-maintenance living without giving up space? This end-unit condo in Braehill could be just the fit. The main floor has a welcoming layout with quartz countertops, stainless steel appliances, and a convenient half bath. Upstairs, you'll find three bedrooms, a full 4-piece bath, and laundry right where you need it — no more hauling baskets up and down the stairs. Enjoy your morning coffee on the covered front veranda, then relax or barbecue on the back deck with privacy fencing. Parking is easy with two stalls out back plus bonus street parking right out front. The basement is undeveloped, giving you the option to add more living space down the road if you choose. And the location? Located in Braehill, this condo is steps from a coffee shop, gas station, hotels and professional services—convenience at your doorstep. Whether you're looking for your next home or an investment, this one is worth a look!