

19, 4008 41 Avenue  
Lloydminster, Saskatchewan

MLS # A2250784



# \$204,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Larsen Grove                        |        |                   |
| Type:     | Residential/Four Plex               |        |                   |
| Style:    | 2 Storey                            |        |                   |
| Size:     | 1,138 sq.ft.                        | Age:   | 2013 (12 yrs old) |
| Beds:     | 3                                   | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Parking Pad               |        |                   |
| Lot Size: | 0.05 Acre                           |        |                   |
| Lot Feat: | Back Yard, Gazebo, Landscaped, Lawn |        |                   |

|             |                                               |            |        |
|-------------|-----------------------------------------------|------------|--------|
| Heating:    | Forced Air                                    | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                        | Sewer:     | -      |
| Roof:       | Asphalt Shingle                               | Condo Fee: | \$ 320 |
| Basement:   | Full, Unfinished                              | LLD:       | -      |
| Exterior:   | Vinyl Siding, Wood Frame                      | Zoning:    | R4     |
| Foundation: | Wood                                          | Utilities: | -      |
| Features:   | Open Floorplan, Pantry, Storage, Sump Pump(s) |            |        |

Inclusions: N/A

This meticulously maintained end unit in Braehill is ready to impress! The main floor offers a functional layout with hardwood and tile flooring, plus a bright eat-in kitchen complete with plenty of maple cabinetry, quartz countertops, and an undermount sink. A convenient two-piece bathroom rounds out the main level. Upstairs, you'll find three spacious bedrooms, a full bathroom, and the added bonus of upper-floor laundry. The basement provides a massive storage area with plenty of potential to customize. Step outside to enjoy the oversized backyard deck and, thanks to the end-unit location, an expansive lawn space perfect for kids, pets, or entertaining. With all appliances included, plus walking distance to Tim Hortons, the Casino, and the new Cenovus Hub, this home truly is move-in ready!