

**52, 4008 41 Avenue
Lloydminster, Saskatchewan**

MLS # A2265643



\$194,900

Division:	Larsen Grove		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	822 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, None, Parking Lot		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 306
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

Modern Comfort Meets Effortless Living. Step in to this beautifully maintained townhouse in Lloydminster's desirable Braehill development — where style, comfort, and convenience meet. The bright, open layout features two spacious bedrooms upstairs, each with large closets, plus a 4-piece bathroom. On the main floor, you'll love the modern kitchen with quartz countertops, stainless steel appliances, and rich hardwood floors that flow into the inviting living room. A 2-piece powder room adds everyday convenience, while the private back deck is perfect for BBQs or quiet morning coffee. Downstairs, the fully finished basement offers incredible flexibility — featuring a self-contained bedroom with a walk-in closet and 3-piece bath, ideal for guests, teens. With two parking stalls, exterior maintenance included, and a location close to parks, schools, and shopping, this home makes low-maintenance living easy and very affordable! If you're looking for a budget friendly, turn-key home that checks all the boxes — this is it!