

**13, 4260 41 Street
Lloydminster, Saskatchewan****MLS # A2281733****\$184,900**

Division:	Larsen Grove		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,053 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting		

Inclusions: N/A

This move in ready SK side townhouse has great value and can be yours immediately! This 3 bedroom, 1.5 bathroom home has an unfinished basement that can be developed giving you an additional bedroom, bathroom and family room. Conveniently located next to several commercial amenities including the new Cenovus Energy hub, casino, fast food, fuel station with convenience store and much more! Don't miss out on this excellent opportunity!