# \$183,500 - 37, 4008 41 Avenue, Lloydminster

MLS® #A2220812

## \$183,500

3 Bedroom, 2.00 Bathroom, 1,106 sqft Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

Easy living at Braehill! This three bedroom, one and a half bathroom Saskatchewan side condo is seeking new owners, it is vacant and ready for IMMEDIATE POSSESSION! There are two dedicated parking stalls, covered front porch and a semi-private back deck. The open concept main features laminate and tile flooring and a functional kitchen with direct access to the back deck, a full appliance package and quartz countertops. The basement is unspoiled, waiting for your finishing touches to further expand your living space or as is for great storage options. The upstairs bedrooms all have great natural light and the primary bedroom features a walk in closet. Make your move into your new home or investment potential!





#### Built in 2013

#### **Essential Information**

MLS® # A2220812 Price \$183,500

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,106 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 37, 4008 41 Avenue

Subdivision Larsen Grove
City Lloydminster
County Lloydminster
Province Saskatchewan

Postal Code S9V 1Y5

## **Amenities**

Amenities Parking

Parking Spaces 2

Parking Stall, Assigned

#### Interior

Interior Features Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer,

Stove(s)

Heating Forced Air, Natural Gas, Floor Furnace

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Wood

#### **Additional Information**

Date Listed May 13th, 2025

Days on Market 176
Zoning R4
HOA Fees 320

HOA Fees Freq. MON

## **Listing Details**

Listing Office

**COLDWELL BANKER - CITY S** 



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.