

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

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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	108
Zoning	R4
HOA Fees	320
HOA Fees Freq.	MON

**Listing Details**

Listing Office                    COLDWELL BANKER - CITY S



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