



8 4251 41ST STREET

Lloydminster East, Saskatchewan

BEDROOMS	BATHROOMS	REFERENCE NUMBER	YEAR BUILT
3	2	63568	2013

PRICE: CAD 244,900

SUMMARY

MAKE YOUR MOVE! You are welcomed to this conveniently located, 1257 square foot Saskatchewan side Braehill Condominium with a covered front veranda, single attached garage and south facing partially fenced rear yard. Inside you find a functional open concept layout with hardwood and tile flooring on the main, updated kitchen with granite countertops and an included appliance package. Upstairs there are three sizely bedrooms with a massive four piece jack and jill bath with a heated towel bar and the laundry area...super handy! The basement is unspoiled and just waiting for your selections for potential future development or extra storage. This is a professionally managed Condo Corporation with cost effective fees; \$161.50 per month includes water/sewer, garbage, yard maintenance and snow removal.

*TENANTS RIGHTS APPLY, 24 HOURS NOTICE IS REQUIRED FOR SHOWINGS...

AMENITIES

- Garage
- Snow



JENNIFER GILBERT

Coldwell Banker City Side Realty

Associate Broker

3812 51st Avenue - Lloydminster, Alberta

jennifer-gilbert@coldwellbanker.ca

<https://www.coldwellbanker.ca/agent/jennifer-gilbert-t9v3m7/>

Languages I speak: English

I can advise you on: <p>Certified International Real Estate Specialist</p><p>Associate Broker, Office Manager, Property Manager</p><p>CREA National Leadership Program - Leadership 100/200/300/400</p><p>Accredited Buyers Representative</p><p>Sellers Real Estate Specialist</p><p>Seniors Real Estate Specialist</p>

