

# \$324,999 - 1, 4501 39 Street, Lloydminster

MLS® #A2225321

**\$324,999**

3 Bedroom, 3.00 Bathroom, 1,309 sqft

Residential on 0.00 Acres

Larsen Grove, Lloydminster, Saskatchewan

A well-maintained ParkLane Estates Townhouse corner unit with huge fully fence backyard, 3 bedrooms plus a den, 2 bathrooms, double attached heated garage, fully finished basement, central AC, and main floor laundry. The main floor features the Living room, dining room, kitchen with over the sink water filter (included) and all kitchen appliances also included, laundry room with 3-piece bathroom, a patio with access from the dining room, and vinyl plank flooring throughout the main floor. On the upper level, you have the Master bedroom with a walk-in closet, 2 good size bedrooms, and a 4-piece bathroom. In the fully finished basement, you have a den/bonus room that you can turn into an office, fitness room, a yoga room or man cave, a 2-piece bathroom, utility room and vinyl plank flooring throughout. There been so many upgrades over the years like the plumbing has been upgraded, flooring, painting to name a few. This home is ready for you to enjoy especially in the summer with a huge fenced backyard with cherry tree and an apple tree with underground sprinkler. It is in good location with schools and shops nearby and just a walking distance to the hospital. Book your showing soon before it's gone!

Built in 1999

## Essential Information

MLS® #

A2225321



Price	\$324,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,309
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 4501 39 Street
Subdivision	Larsen Grove
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 2C2

### Amenities

Amenities	None
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	70
Zoning	R3
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Maxwell Reliant Realty
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