

# \$229,900 - 8, 4501 39 Street, Lloydminster

MLS® #A2137169

## \$229,900

3 Bedroom, 2.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

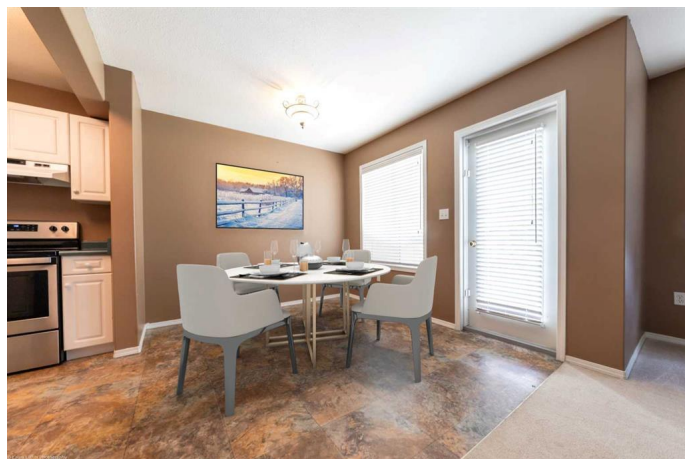
Larsen Grove, Lloydminster, Saskatchewan

Welcome to Unit 8, 4501 39 Street, Lloydminster, in the desirable Park Lane Estates. Located in the Larsen Grove neighbourhood, this well-maintained home is ready for quick possession and offers a prime location within walking distance of schools, Parks and hospitals. This home is designed for comfortable family living, featuring three spacious bedrooms on the upper level and the convenience of main floor laundry. The fully finished basement provides additional living space, ideal for a rec room or home office. Enjoy the outdoors in the larger, fully landscaped yard with a charming patio area and underground sprinklers, perfect for relaxation or entertaining. The double-attached garage offers secure parking and extra storage. Don't miss the opportunity to make this beautiful home yours. 3D Virtual Tour Available!

Built in 1998

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2137169  |
| Price          | \$229,900 |
| Sold Price     | \$224,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,303     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1998                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8, 4501 39 Street |
| Subdivision | Larsen Grove      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 2C2           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Amenities      | Trash                                                             |
| Parking Spaces | 2                                                                 |
| Parking        | Concrete Driveway, Double Garage Attached, Insulated, Parking Pad |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Walk-In Closet(s)                                             |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                       |
| Cooling           | None                                                          |
| Has Basement      | Yes                                                           |
| Basement          | Finished, Full                                                |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard                                                                                          |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Landscaped, Treed |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                           |
| Foundation        | Poured Concrete                                                                                    |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 19th, 2024 |
| Date Sold   | July 17th, 2024 |

|                |        |
|----------------|--------|
| Days on Market | 28     |
| Zoning         | R3     |
| HOA Fees       | 395.85 |
| HOA Fees Freq. | MON    |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

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