

# \$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 |
|-------------------|--------------|

|                 |                                                                     |
|-----------------|---------------------------------------------------------------------|
| 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 | 79             |
| Zoning         | R3             |
| HOA Fees Freq. | MON            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Maxwell Reliant Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.