



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

302, 1903 48th Avenue
Lloydminster, Saskatchewan

MLS # A2222740



\$139,900

Division:	Wallacefield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	864 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Parking Lot, Paved, Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot, Street Lighting		
Heating:	Natural Gas, Wall Furnace		
Floors:	Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	-		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	-		
Features:	No Animal Home, No Smoking Home		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 350		
LLD:	-		
Zoning:	R4		
Utilities:	-		

Inclusions: n/a

Affordable and convenient! 2 bedroom 3rd floor corner unit located. Well maintained building Sask side Wallacefield. No neighbors above! Enjoy the quiet location from your own SE corner balcony away from the street. In unit laundry room. Open living room/kitchen area. Large bedrooms. 2 parking stalls plus visitor parking. Close to schools, parks and a short walk to Servus Sports Center/amenities. Condo fees are \$350/mo and include water, sewer, garbage, common building insurance, reserve fund fee, snow removal, common exterior lawn maintenance.