



**GRASSROOTS**  
REALTY GROUP

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303, 4811 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2229581



**\$185,000**

Division:	East Lloydminster		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,177 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 266
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Bookcases, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Step into effortless living in this move-in-ready 3-bedroom, 2-bath townhouse tucked into the heart of Lloydminster. Whether you're looking to invest, downsize, or purchase your first home, this 1,177 sq. ft. multi-level unit delivers surprising space and smart function. Enjoy a bright, open main floor featuring a spacious living room and a kitchen with plenty of room for meal prep or hosting friends. Upstairs, you'll find three cozy bedrooms and a full bath, while the finished basement adds another bedroom, bathroom, laundry, and utility room—perfect for guests or added privacy. This home comes fully equipped with all the essentials including air conditioning, central vac, fridge, stove, dishwasher, washer, dryer, and window treatments. You'll also appreciate the fully fenced backyard. The condo has low monthly fees, a strong reserve fund, and peace of mind baked right in—making this property a smart and stress-free choice. Located just steps from parks, schools, and everyday amenities, it's the perfect blend of comfort, convenience, and value.