



**GRASSROOTS**  
REALTY GROUP

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11, 4729 18 Street  
Lloydminster, Saskatchewan

MLS # A2232706



**\$174,900**

Division:	Wallacefield		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,093 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Carpet, Linoleum, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Wood

**Features:** Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 275

**LLD:** -

**Zoning:** R4

**Utilities:** -

**Inclusions:** None

Opportunity presents for affordable living or investment potential! This fully finished, 4 bedroom, 3 bathroom Southview Estates condominium is seeking new owners. An open concept plan with movable kitchen island permits for many different furniture placements and a handy 2 piece bath on the main saves company from going upstairs to the bedroom area. Each of the upstairs bedrooms are a comfortable size and have nice wood window coverings, throughout. The basement is finished with family room, three piece bath, a bedroom and dedicated laundry. There are two assigned parking stalls and reasonable condo fees with a professional management company. Make your move!