



GRASSROOTS
REALTY GROUP

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202, 4801 47 Avenue
Lloydminster, Saskatchewan

MLS # A2233794



\$199,900

Division:	East Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Front Drive, None, Parking Lot, Plug-In		
Lot Size:	0.01 Acre		
Lot Feat:	City Lot, Lawn, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 266

LLD: -

Zoning: R3

Utilities: -

Inclusions: Alarm system Owned; T.V. Mounts

This townhouse-style condominium is located on the east side of Lloydminster in a well-maintained fourplex building. Offering a practical layout with four bedrooms and three bathrooms, this unit is ideal for both comfortable living or as a revenue-generating investment property. The main floor features a bright, open-concept design with a spacious living room, a functional kitchen with a large island, and room for a full-sized dining table. A convenient half bathroom is also located on the main level. Upstairs, you'll find three good-sized bedrooms with ample closet space and a full bathroom. The finished basement adds even more living space with an additional bedroom and a full bathroom—perfect for guests, a roommate, or home office needs. Condo fees include snow removal, garbage services, lawn care, building insurance, and professional property management, making ownership easy and hassle-free.