



**GRASSROOTS**  
REALTY GROUP

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

605, 4321 32  
Lloydminster, Saskatchewan

MLS # A2235821



**\$219,950**

Division:	Aurora		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,246 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this charming 2-storey end-unit townhouse, a great place to call home! Step onto the front porch and into the foyer that opens into a cozy living room, perfect for relaxing or hosting friends. Just off the entrance, the staircase leads you to the upper level, while the main floor continues into a spacious eat-in kitchen with direct access to the back deck and fully fenced yard, great for summer BBQs or letting the dog out. You'll also find a convenient 2-piece powder room and a separate laundry room just off the kitchen. Upstairs offers a functional layout with two guest bedrooms, a spacious primary bedroom, and a 4-piece bathroom. The basement is unfinished and ready for your ideas , whether you're looking for storage, a gym, or future development. This well-kept complex is close to parks and an elementary school, making it a great fit for families or first-time buyers!