



GRASSROOTS
REALTY GROUP

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4, 1809 47 Avenue
Lloydminster, Saskatchewan

MLS # A2239759



\$199,900

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Townhouse		
Size:	1,138 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Wood Frame

Foundation: Wood

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 344

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

Introducing your dream condo at Wallace Point! This modern 3-bed, 2-bath townhouse on Lloydminster southeast side boasts hardwood floors, stylish tile, and quartz countertops. The spacious main floor includes a large living room, a contemporary kitchen, and a convenient 2-piece bath. Upstairs, discover three cozy bedrooms and a full bath. The basement, currently unfinished with a laundry area, offers potential for your personal touch. All freshly painted interior walls and trim and immediate occupancy, this well-maintained gem is truly move-in ready. Includes two titled parking spots right at the door. Don't miss the chance to make it yours!