



**GRASSROOTS**  
REALTY GROUP

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53, 1809 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2240943

**\$194,777**



Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	City Lot, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete, Wood	Utilities:	-
Features:	Quartz Counters, Storage		

Inclusions: N/A

Step into comfortable, affordable living with this 3-bedroom townhouse condo located on the Saskatchewan side of Lloydminster in the quiet and welcoming community of Wallace Point. Imagine yourself in this thoughtfully designed home, where hardwood floors in the cozy living room, perfect for relaxing after a long day. The spacious kitchen is ideal for entertaining or family dinners, featuring beautiful quartz countertops and ample room to cook and gather. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet, and the convenience of a second-floor laundry area—no more hauling clothes up and down stairs! The 4-piece bathroom upstairs and a 2-piece powder room on the main floor offer comfort and functionality for your daily routine. Need room to grow? The unfinished basement is ready for your personal touch—create a home gym, media room, or extra living space that fits your lifestyle. You'll appreciate the two parking stalls right out front, and the peaceful surroundings with friendly neighbours make this an ideal spot to call home. Don't miss the 3D virtual tour—step inside and see how this townhouse could be the perfect fit for you!