



**GRASSROOTS**  
REALTY GROUP

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

106, 4701 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2241254



**\$154,900**

Division:	East Lloydminster		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 266
Basement:	Full, Unfinished	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Low-Maintenance Living in a Great Location. This 1,116 sqft townhouse offers a functional layout with an open floor plan, perfect for everyday living. Built in 2006 and located on the Saskatchewan side, this home features 3 bedrooms, 2 bathrooms, and an unfinished basement—ideal for storage or future development. Appliances are all included, and condo living means less to worry about—snow removal and lawn care are taken care of through the condo fees. Whether you’re looking to downsize, invest, or buy your first home, this unit is a solid choice in a well-maintained complex.