



GRASSROOTS
REALTY GROUP

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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 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	-		
Lot Feat:	City Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt

Basement: Full

Exterior: Other, Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 266

LLD: -

Zoning: R3

Utilities: -

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.