



GRASSROOTS
REALTY GROUP

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107, 4701 47 Avenue
Lloydminster, Saskatchewan

MLS # A2241261



\$164,900

Division:	East Lloydminster		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2
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:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: N/A

Carefree Condo Living & Fully Finished Townhouse on the Saskatchewan Side! Welcome to this 1,116 sqft townhouse, built in 2006 and located on the Saskatchewan side. This fully finished home features an open floor plan that offers a bright and spacious feel throughout. Enjoy the convenience of 3 bedrooms and 2 bathrooms, with all appliances included for a move-in ready experience. The basement is fully developed, providing extra living space for a family room, office, or guest area. This is true low-maintenance living, with snow removal and lawn care included in the condo fees & perfect for busy lifestyles or those looking to simplify.