



**GRASSROOTS**  
REALTY GROUP

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107, 4701 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2241261



**\$169,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 266
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	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.