



**GRASSROOTS**  
REALTY GROUP

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303, 1804 48 Avenue  
Lloydminster, Saskatchewan

MLS # A2244070



**\$139,900**

Division:	Wallacefield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Pantry		

Inclusions: n/a

Welcome to Unit 303, located at 1804 48 Avenue in the Wallacefield neighbourhood of Lloydminster. This top-floor condo faces northwest and offers a bright, open-concept layout with 2 bedrooms and a spacious laundry room providing ample in-unit storage. Enjoy the comfort of central air conditioning throughout. The complex offers plenty of visitor parking, and this unit includes two assigned parking stalls. Currently tenant-occupied—please allow 24 hours’ notice for all showings.