



**GRASSROOTS**  
REALTY GROUP

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112, 4701 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2248024



**\$170,000**

<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>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Off Street		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Floor Furnace, Forced Air, Natural Gas

**Floors:** Laminate, Linoleum, Tile, Vinyl

**Roof:** Asphalt

**Basement:** Finished, Full

**Exterior:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 266

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Central Vac RI

Step into this beautifully refreshed home featuring brand new carpet, a professional paint job, and an updated basement bathroom&mdash;all ready for you to move in and enjoy! This fully finished townhouse backs onto green space, offering a west-facing patio with no backyard neighbors&mdash;perfect for soaking up the sun. The open concept main floor includes a bright living area and convenient 2-piece bathroom. Upstairs, you&rsquo;ll find 3 comfortable bedrooms, a 4-piece bathroom, and a spacious primary suite with walk-in closet. The finished basement adds extra value with a functional rec room, 4th bedroom, and that stylish updated 3-piece bath. With 2 assigned parking stalls, a great layout, and thoughtful updates throughout, this home is a fantastic buy!