



**GRASSROOTS**  
REALTY GROUP

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5, 4729 18 Street  
Lloydminster, Saskatchewan

MLS # A2249451



**\$184,900**

Division:	Wallacefield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad, Paved, Plug-In, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Lawn		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Wood
Features:	Kitchen Island, Laminate Counters, No Animal Home, Pantry

Water:	-
Sewer:	-
Condo Fee:	\$ 305
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: none

This 3 bedroom Townhome is located in the South View area, south side of Lloydminster. Very well maintained and it is currently tenant occupied until September 30, 2025. Quick possession can be accommodated. The upper level has 3 bedrooms and a 4 - piece bathroom. The main floor has a large open concept with the living room / dining room / kitchen. There is a 2-piece bath off the kitchen to avoid having to go upstairs. There is a garden door to the back yard area with a patio for barbecuing or a patio table and chairs. The basement is not finished but is open for further development. The washer / dryer are downstairs as well. This is a great first time home buyer unit or perfect for the investor. There are 2 assigned parking stalls, professionally managed. The shovelling of your front porch and parking stalls are your only task during the winter months.