



**GRASSROOTS**  
REALTY GROUP

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9, 4738 13 Street  
Lloydminster, Saskatchewan

MLS # A2249936



**\$204,500**

Division:	Wallacefield		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Lawn, Paved		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 357
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** Dishwasher, Stove(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Dryer

Welcome to an affordable and low-maintenance entry into the housing market. This unit is south-facing and situated in the rear of the development, offering a comfortable living environment. As the end unit, it provides more green space adjacent to the property and an open patio area. The upper level comprises three bedrooms and a full bathroom, followed by a half-bathroom, kitchen, and living room. on the main. This layout ensures optimal functionality. The partially finished basement offers a blank slate for further development, allowing you to customize it according to your specific needs. Located in the southern portion of Lloydminster, within the Wallace Heights neighbourhood, this unit is conveniently situated within walking distance of numerous amenities, including restaurants, coffee shops, and the multi-plex. The proximity to the city's future growth prospects ensures that you can enjoy this home for many years to come, without feeling left behind. This unit has been cared for and well-maintained, and we encourage you to visit it to appreciate it.