



GRASSROOTS
REALTY GROUP

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29, 4728 18 Street
Lloydminster, Saskatchewan

MLS # A2252723



\$199,900

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,085 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Concrete Driveway, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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This move-in ready 3-bedroom, 3-bathroom townhouse condo is perfect for easy living! Located in an end unit for added privacy, this home features hardwood floors on the main level, an open-concept layout, and a spacious kitchen with a large island. Enjoy lots of Large windows throughout the home, providing an abundance of natural light. Patio doors lead to the backyard, making it ideal for relaxing or entertaining. Upstairs, you'll find three generous bedrooms with ample closet space and a full bathroom. The finished basement adds a cozy family room, another full bathroom, and a large storage room. Enjoy two designated parking stalls and worry-free living with condo fees of just \$250/month, covering exterior maintenance, lawn care, snow removal, and garbage. Property taxes are only \$1,879/year. A great opportunity for first-time buyers, investors, or anyone looking for a low-maintenance home!