



**Unit 6, 1811 49 Avenue
Lloydminster, Saskatchewan**

MLS # A2261163



\$199,900

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,058 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Parking Pad		
Lot Size:	0.01 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry		
Inclusions:	N/A		

This beautiful condo is a gem on the Saskatchewan side of Lloydminster. Built in 2006, this townhouse-style condominium was designed with function in mind and offers excellent value whether you're looking for a home or an investment property. The main floor features an open-concept layout with a spacious kitchen, dining area, and living room, plus the convenience of a half bathroom. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The fully finished basement adds even more living space with a bonus room, an additional bedroom, and a three-piece bathroom. In-suite laundry is included, making everyday living easy. The unit has two assigned parking spaces in front of the entrance and ample Visitor parking for your guests. With 1,058 sq. ft. above ground plus a developed basement, this property provides plenty of room for families, first-time buyers, or renters. Affordable and move-in ready—come see the value this condo has to offer!