



GRASSROOTS
REALTY GROUP

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1, 1521 47C Avenue
Lloydminster, Saskatchewan

MLS # A2262755



\$204,900

Division:	Wallacefield		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,029 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 325
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Walk-In Closet(s)		

Inclusions: N/A

End unit townhouse tucked away on a quiet street on the south side of Lloydminster! Perfect for first-time buyers or anyone looking for low-maintenance living, this home offers great value and convenience. You'll love being able to pull up directly off the street—less congestion and easy access! Recently professionally painted from top to bottom, it features 3 bedrooms, 1.5 bathrooms, and a basement ready for your finishing touches. Add another bedroom, bathroom, and family room if you'd like—one room is already framed, ideal for storage or a gaming setup. Close to all of Lloydminster's south side amenities, this is an opportunity you don't want to miss!