



GRASSROOTS
REALTY GROUP

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23, 4738 13 Street
Lloydminster, Saskatchewan

MLS # A2273208



\$212,000

Division:	Wallacefield		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,120 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, Paved		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	\$ 357
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

A corner unit with 3 bedrooms, 2 bathrooms in the Wallace Village in the south end of town. The main floor features the living room with hardwood flooring, the kitchen with stainless Steele appliances all included, dining area with tile flooring, a 2-piece bathroom. In the upper level you will find the Master bedroom, 2 good size bedrooms, 4-piece bathroom and the laundry room. The unfinished basement is waiting for you to develop with your own design with rough in 3-piece bathroom and a potential additional bedroom and a family room. This is in great location where all the amenities just minutes away. A great starter home or if you're downsizing. This is move in ready freshly painted, cleaned and nothing to do but to enjoy the condo living.