



GRASSROOTS
REALTY GROUP

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**19, 4729 18 Street
Lloydminster, Saskatchewan**

MLS # A2278394



\$259,000

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,171 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Medium Density Residentia
Foundation:	See Remarks	Utilities:	-
Features:	No Smoking Home, See Remarks		

Inclusions: N/A

This 3-bedroom unit is vacant, professionally deep cleaned (including carpets), and ready for its next owner. Recent updates include refreshed flooring on the main level, fresh paint, and lighter, modern countertops and backsplash that pair nicely with the dark cabinets. The back of the unit faces south, so it's filled with natural light, and the outdoor space catches the sun throughout the day. With no direct neighbours behind and mature trees that fill in come spring, you get extra privacy without sacrificing brightness. Upstairs is a super functional layout. The primary bedroom has a 3-piece ensuite, a walk-in closet, and even a window in the ensuite (a small thing that makes a big difference). The other two bedrooms share a 4-piece bath, and the upper laundry is right where you want it—no hauling laundry up and down stairs. The lower level offers extra square footage with space for a movie room, home gym, office, or playroom depending on your needs. There's also a 2-piece bathroom, wet bar, storage under the stairs, and additional storage space in the utility room. Park in the garage or on your own driveway, with plenty of visitor parking available. The complex is pet friendly with board approval and some restrictions. Overall, this is a great option whether you're looking for a place to call home or a great rental investment. Reach out to book your private showing—this one is worth a look.