



GRASSROOTS
REALTY GROUP

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24, 4728 18 Street
Lloydminster, Saskatchewan

MLS # A2280010



\$194,950

Division:	Wallacefield		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,116 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.01 Acre		
Lot Feat:	Few Trees, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This well-maintained townhouse offers a functional layout and comfortable living space. The main floor features hardwood flooring throughout and an open-concept design that seamlessly connects the living room, dining area, and kitchen—ideal for both everyday living and entertaining. A convenient 2-piece powder room is located just off the kitchen. Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom. The unfinished basement provides excellent potential for future development and includes the laundry area, allowing the next owner to customize the space to their needs. Two parking stalls are located directly outside the unit, offering added convenience. A great opportunity for first-time buyers, investors, or anyone looking for low-maintenance living.