



GRASSROOTS
REALTY GROUP

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50, 1809 47 Avenue
Lloydminster, Saskatchewan

MLS # A2286015



\$219,900

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

This exceptional townhouse condo is a perfect start to home ownership, or a great investment to rent in an ever-tightening market where rental availability is becoming an issue. This unit features three bedrooms upstairs and one bedroom in the basement, a total of 3 bathrooms – one full bathroom upstairs, ½ bath on the man floor and ¾ bathroom in the basement. This property is move in ready and comes with two titled parking stalls… Additional features include hardwood and tile flooring, quartz countertop and all appliances included. Own this unit for a fraction of what it would cost to build this same unit today!