



**304, 1903 48 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2294730**



**\$148,777**

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	817 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to your new home in this well-maintained 12-plex condo! This bright and inviting two-bedroom, one-bathroom unit offers excellent value and comfortable living. You'll love the convenience of in-suite laundry, central air conditioning, and a covered balcony—perfect for relaxing after a long day. The unit features plenty of windows that fill the space with natural light, along with desirable west and north-facing exposure. All appliances are included, making your move-in seamless. Enjoy the added benefit of two assigned parking stalls, including one electrified space. Condo fees are very affordable at just \$350 per month, making this an ideal opportunity for first-time buyers, downsizers, or investors. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.