



2, 4731 47 Street  
Lloydminster, Saskatchewan

MLS # A2301375



**\$209,000**

<b>Division:</b>	East Lloydminster		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	935 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 275

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** None

Enjoy comfortable, low-maintenance living in this well-kept 935 sq ft condo designed for 45+ adult living. This 2 bedroom, 2 bathroom home offers a functional layout with main floor laundry and plenty of natural light throughout. The open living space feels bright and welcoming, with easy access to your private deck—perfect for morning coffee or relaxing evenings. All appliances included: fridge, stove, dishwasher, microwave, washer & dryer Ideal for downsizing or enjoying a quiet, community-oriented lifestyle. Quick possession available. Check out the 3D Tour.