



**302, 4405 32 Street
Lloydminster, Saskatchewan**

MLS # A2303426



\$227,900

Division:	Aurora		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,262 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, Off Street		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	MDR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

In Grandview Estates West, backing directly onto Jaycee Park, this townhouse-style condo offers a level of privacy and setting that's hard to come by. With no rear neighbours and open views, it feels more like a home than a typical condo. Inside, the space has been thoughtfully refreshed and is move-in ready. The main floor features hand-scraped hardwood in the living room, tile in the kitchen, bathrooms and entry way, with updated finishes throughout including cabinetry, countertops, backsplash, and trim. The layout is functional and comfortable, with three bedrooms up, 1.5 bathrooms, and the convenience of main floor laundry. Upstairs also has brand new carpet, while the unfinished basement gives you the flexibility to add value over time in a way that suits your needs. Outside, you'll appreciate the fully fenced yard, private deck, and quiet park backdrop, along with a covered front veranda for added curb appeal. Professionally managed with typical condo fees and a strong reserve fund, this is a well-cared-for development that stands out in the Lloydminster condo market.