



GRASSROOTS
REALTY GROUP

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213, 4801 47 Avenue
Lloydminster, Saskatchewan

MLS # A2120496



\$160,900

Division:	East Lloydminster City		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	2005 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

Contemporary Gem nestled in a convenient location; this exceptional condo offers more than just a home; it presents a lifestyle. Backing onto school grounds and within strolling distance to the downtown core, this immaculate property exudes care and attention. The heart of the home boasts an inviting open concept kitchen with an oversized island that effortlessly flows into the living space, making entertaining a delight. Upstairs reveals three cozy bedrooms and a good sized four-piece bath, providing comfort and privacy for all. On the main level, discover convenience with another bathroom alongside the kitchen area featuring new paint and modern appliances including a 4-year transferrable warranty on the fridge. Awaiting your personal touch is an unfinished basement brimming with potential while already equipped with essentials like newer washer/dryer, new hot water tank and smoke detectors - ensuring safety is paramount. This residence doesn't just offer functionality but also style as seen through thoughtful additions such as newer stainless-steel stove and dishwasher plus extras like bar fridge and deep freeze included for added convenience. Park worry-free with two powered parking spaces right at your doorstep - no hassle after long days! With quick possession available to make moving swift and seamless, seize this opportunity to embrace a lifestyle without compromising on comfort or quality.