

4, 1809 47 Avenue
Lloydminster, Saskatchewan

MLS # A2239759



\$194,500

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Townhouse		
Size:	1,138 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Off Street, Stall, Titled		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 344
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Introducing your dream condo at Wallace Point! This modern 3-bed, 2-bath townhouse on Lloydminster southeast side boasts hardwood floors, stylish tile, and quartz countertops. The spacious main floor includes a large living room, a contemporary kitchen, and a convenient 2-piece bath. Upstairs, discover three cozy bedrooms and a full bath. The basement, currently unfinished with a laundry area, offers potential for your personal touch. All freshly painted interior walls and trim and immediate occupancy, this well-maintained gem is truly move-in ready. Includes two titled parking spots right at the door. Don't miss the chance to make it yours!