

106, 4701 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2241254



**\$154,900**

**Division:** East Lloydminster

**Type:** Residential/Four Plex

**Style:** 2 Storey

**Size:** 1,116 sq.ft. **Age:** 2006 (20 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Assigned, Parking Pad

**Lot Size:** -

**Lot Feat:** City Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt

**Condo Fee:** \$ 266

**Basement:** Full

**LLD:** -

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

**Zoning:** R3

**Foundation:** Wood

**Utilities:** -

**Features:** Ceiling Fan(s), Kitchen Island

**Inclusions:** N/A

Low-Maintenance Living in a Great Location. This 1,116 sqft townhouse offers a functional layout with an open floor plan, perfect for everyday living. Built in 2006 and located on the Saskatchewan side, this home features 3 bedrooms, 2 bathrooms, and an unfinished basement—ideal for storage or future development. Appliances are all included, and condo living means less to worry about—snow removal and lawn care are taken care of through the condo fees. Whether you're looking to downsize, invest, or buy your first home, this unit is a solid choice in a well-maintained complex.