

**Unit 6, 1811 49 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2261163**



# \$199,900

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,058 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry		

**Inclusions:** N/A

This beautiful condo is a gem on the Saskatchewan side of Lloydminster. Built in 2006, this townhouse-style condominium was designed with function in mind and offers excellent value whether you're looking for a home or an investment property. The main floor features an open-concept layout with a spacious kitchen, dining area, and living room, plus the convenience of a half bathroom. Upstairs, you'll find three comfortable bedrooms and a full bathroom. The fully finished basement adds even more living space with a bonus room, an additional bedroom, and a three-piece bathroom. In-suite laundry is included, making everyday living easy. The unit has two assigned parking spaces in front of the entrance and ample Visitor parking for your guests. With 1,058 sq. ft. above ground plus a developed basement, this property provides plenty of room for families, first-time buyers, or renters. Affordable and move-in ready—come see the value this condo has to offer!