

23, 4738 13 Street  
Lloydminster, Saskatchewan

MLS # A2273208



# \$212,000

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Lawn, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 357
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

**Inclusions:** N/A

A corner unit with 3 bedrooms, 2 bathrooms in the Wallace Village in the south end of town. The main floor features the living room with hardwood flooring, the kitchen with stainless Steele appliances all included, dining area with tile flooring, a 2-piece bathroom. In the upper level you will find the Master bedroom, 2 good size bedrooms, 4-piece bathroom and the laundry room. The unfinished basement is waiting for you to develop with your own design with rough in 3-piece bathroom and a potential additional bedroom and a family room. This is in great location where all the amenities just minutes away. A great starter home or if you're downsizing. This is move in ready freshly painted, cleaned and nothing to do but to enjoy the condo living.