

24, 4728 18 Street  
Lloydminster, Saskatchewan

MLS # A2280010



# \$194,950

<b>Division:</b>	Wallacefield		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Few Trees, Lawn		

<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>	\$ 250
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This well-maintained townhouse offers a functional layout and comfortable living space. The main floor features hardwood flooring throughout and an open-concept design that seamlessly connects the living room, dining area, and kitchen—ideal for both everyday living and entertaining. A convenient 2-piece powder room is located just off the kitchen. Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom. The unfinished basement provides excellent potential for future development and includes the laundry area, allowing the next owner to customize the space to their needs. Two parking stalls are located directly outside the unit, offering added convenience. A great opportunity for first-time buyers, investors, or anyone looking for low-maintenance living.