

116, 4701 47 Avenue  
Lloydminster, Saskatchewan

MLS # A2236494



**\$159,900**

Division:	East Lloydminster		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Lawn		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Wood

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 266

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** none

This condo on the sask side features an open concept main floor with a sleek kitchen, spacious living room, and dining area all flowing seamlessly together. Perfect for entertaining, this layout offers space for relaxation and socializing. Upstairs, you'll find three bedrooms and a full bathroom, and a convenient half bath on the main floor for guests. With modern finishes and plenty of natural light, this condo is ideal for anyone looking for a stylish and functional living space. Includes one parking space next to a visitor parking space, and condo fees are 200 a month and they include lawn, and snow removal, garbage and reserve fund.