

**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.