



GRASSROOTS
REALTY GROUP

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9, 3390 72 Avenue
Lloydminster, Alberta

MLS # A2322142



\$239,950

Division:	Parkview Estates		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 451
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this excellent investment opportunity in Parkview Estates. Located in a newer townhouse complex close to schools, parks, and everyday amenities, this 1,116 sq. ft. home offers a functional layout and the added benefit of an established tenant already in place. The main floor features a bright living area with hardwood and tile flooring, a convenient powder room, and a well-designed kitchen and dining space. Upstairs, you'll find three bedrooms and a four-piece bathroom, with carpet providing warmth and comfort throughout the upper level. The unfinished basement houses the laundry area and offers plenty of storage or future development potential. Whether you're looking to expand your portfolio or purchase your first income property, this low-maintenance townhouse offers a solid opportunity in a convenient location.