



GRASSROOTS
REALTY GROUP

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104, 1804 48 Avenue
Lloydminster, Saskatchewan

MLS # A2323701



\$149,900

Division:	Wallacefield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	818 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 401
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	None, Other	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to 1804 48 ave #104, a main floor condo unit , located just steps from a variety of parks and amenities. This two bed one bath condo has an open concept main living area, featuring new flooring, trim and paint through out the unit. This unit feels open, bright and modern, as well as an open balcony with ground floor access from the parking stalls. This unit features two generously sized bedrooms, in-suite laundry and air conditioning for extra comfort. Two parking stalls with one located just outside the unit give plenty of convenience for the new owner. This is a great opportunity for a first-time buyer or an investor. Book a showing today.