



GRASSROOTS
REALTY GROUP

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315, 4321 32 Street
Lloydminster, Saskatchewan

MLS # A2325210



\$329,900

Division:	Aurora		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Preserved Wood
Features:	Kitchen Island, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 486
LLD:	-
Zoning:	MDR
Utilities:	-

Inclusions: N/A

You will not want to miss this opportunity... this townhouse condo feels more like a single-family home when you are inside the unit-at 1564 square feet above grade, it is one of the few larger units to come available on the market. Huge living area that is far and above superior to some of the other cookie cutter townhouse condo units you will find on the market at a given time. the main floor features a large living room and even a larger kitchen/dining area. A few features you will love as follows: quartz countertop, huge kitchen cabinet design with built in pantry and additional storage, main floor laundry, individually fenced backyard, backyard south facing backing against a green space, Huge master bedroom with full ensuite soaker tub and shower... this unit features a single attached garage with high ceilings which provides lots of opportunity for designing storage that fits your needs.