



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

7, 1511 47C Avenue
Lloydminster, Saskatchewan

MLS # A2331877



\$299,000

Division:	Wallacefield		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Bar, Open Floorplan		

Inclusions: N/A

Offering 3-levels of fully developed living space, this 3-bed, 2.5-bath townhouse condo has the added benefit of also having a single attached garage. The bright, open-concept main floor is warm and welcoming. The spacious living, kitchen and dining area provides an excellent space for spending time with family with the kitchen boasting a peninsula with seating and stainless-steel appliances. A convenient 2-piece powder room completes the main level. You'll find laundry ideally located on the upper floor, along with three well-sized bedrooms and a full 4-piece main bathroom. The fully developed basement significantly expands your living space with a large recreation room with wet bar, 3-piece bathroom, utility room plus additional storage tucked under the stairs. This lower level offers excellent flexibility for guests, extended family, a play space for children or a private work-from-home setup. Step outside to enjoy some fresh air on the back patio. The 11 ft wide by 20 ft long attached garage provides secure parking and extra storage. Additional highlights include central air conditioning for year-round comfort and a location not far from both Wallacefield Park and the Servus Sports Center. Call to view!