



GRASSROOTS
REALTY GROUP

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9, 4738 13 Street
Lloydminster, Saskatchewan

MLS # A2349689



\$230,000

Division:	NONE		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,185 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	None
Foundation:	Poured Concrete
Features:	Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 387
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: n/a

Welcome to #9 in Wallace Village! This clean and well-cared-for end-unit condo at 4738 13th Street in Lloydminster, Saskatchewan offers comfortable living with a great layout and two parking stalls conveniently located right outside the front door. The main level features a spacious living room, kitchen, and convenient two-piece bathroom. Upstairs, you'll find three bedrooms, including a nice-sized primary bedroom, a four-piece bathroom, and convenient stackable laundry. The basement is undeveloped and offers plenty of opportunity for additional storage or future development to suit your needs. A well-maintained home in a convenient location, ready for its new owners and quick possession is available!