



GRASSROOTS
REALTY GROUP

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9, 4729 18 Street
Lloydminster, Saskatchewan

MLS # A2351984

\$193,900

Division:	East Lloydminster		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,090 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Parking Pad, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 305
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: None

This 3 bedroom Townhome is located in the South View area, south side of Lloydminster. Very well maintained and it is currently vacant. Quick possession can be accommodated. The upper level has 3 bedrooms and a 4 - piece bathroom. The main floor has a large open concept with the living room / dining room / kitchen. There is a 2-piece bath off the kitchen to avoid having to go upstairs. There is a garden door to the back yard area with a patio for barbecuing or a patio table and chairs. The basement is not finished but is open for further development. The washer / dryer are downstairs as well. This is a great first time home buyer unit or perfect for the investor. There are 2 assigned parking stalls, professionally managed. The shovelling of your front porch and parking stalls are your only task during the winter months. The Condominium Association looks after the parking lot only.