

# \$199,900 - 4, 1809 47 Avenue, Lloydminster

MLS® #A2239759

**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,138 sqft

Residential on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Introducing your dream condo at Wallace Point! This modern 3-bed, 2-bath townhouse on Lloydminster southeast side boasts hardwood floors, stylish tile, and quartz countertops. The spacious main floor includes a large living room, a contemporary kitchen, and a convenient 2-piece bath. Upstairs, discover three cozy bedrooms and a full bath. The basement, currently unfinished with a laundry area, offers potential for your personal touch. All freshly painted interior walls and trim and immediate occupancy, this well-maintained gem is truly move-in ready. Includes two titled parking spots right at the door. Don't miss the chance to make it yours!

Built in 2011

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2239759                |
| Price          | \$199,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,138                   |
| Acres          | 0.00                    |
| Year Built     | 2011                    |
| Type           | Residential             |
| Sub-Type       | Row/Townhouse           |
| Style          | Side by Side, Townhouse |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4, 1809 47 Avenue |
| Subdivision | Wallacefield      |
| City        | Lloydminster      |
| County      | Lloydminster      |
| Province    | Saskatchewan      |
| Postal Code | S9V 1W3           |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | None                               |
| Parking Spaces | 2                                  |
| Parking        | Asphalt, Off Street, Stall, Titled |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                      |
| Appliances        | Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                          |
| Cooling           | None                                                                             |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Unfinished                                                                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | See Remarks     |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Wood            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 4               |
| Zoning         | R4              |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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