

# \$163,500 - 304, 4811 47 Avenue, Lloydminster

MLS® #A2170275

**\$163,500**

4 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Easy living at Glencoe Park! This end-unit, three bedroom, one and a half bathroom Saskatchewan side condo is seeking new owners or investors with a fantastic, long-term tenant in place currently on a month to month tenancy. The open concept main features a sizable living area and a functional kitchen with a movable island and full appliance package. The basement houses the laundry and is framed and waiting for your finishing touches to further expand your living space or as is for great storage options. The upstairs bedrooms all have great natural light and the primary bedroom features a walk in closet. South facing back patio and a dedicated parking stall â€“ make your move! Tenant rights apply â€“ 24 hour notice required for all showings.

Built in 2007

## Essential Information

MLS® #	A2170275
Price	\$163,500
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,116
Acres	0.00
Year Built	2007



Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	304, 4811 47 Avenue
Subdivision	East Lloydminster
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 0T9

### **Amenities**

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	October 2nd, 2024
Days on Market	184
Zoning	R3

HOA Fees 263  
HOA Fees Freq. MON

### Listing Details

Listing Office COLDWELL BANKER - CITY S



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