

# \$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 | 214               |
| Zoning         | R3                |

HOA Fees 263  
HOA Fees Freq. MON

Listing Details

Listing Office COLDWELL BANKER - CITY S



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