

# \$184,900 - 2, 1809 47 Avenue, Lloydminster

MLS® #A2206630

## \$184,900

3 Bedroom, 2.00 Bathroom, 1,106 sqft  
Residential on 0.03 Acres

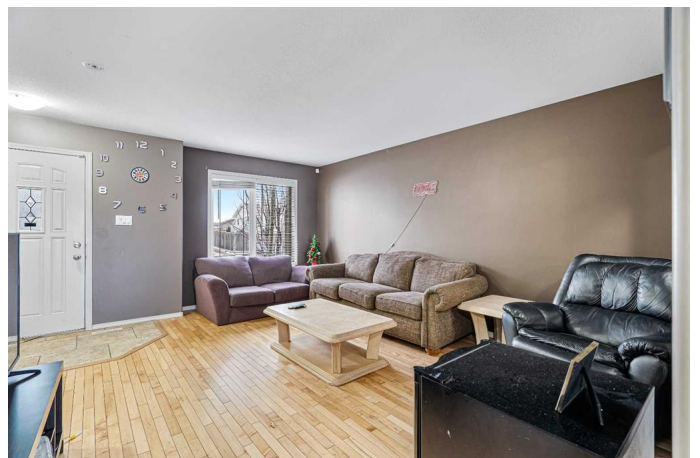
Wallacefield, Lloydminster, Saskatchewan

If affordability and ease of ownership is what you are looking for then this is the perfect place for you to begin your start in home ownership. This 2 storey condominium features three bedrooms on the upper level and has a square footage of 1106 between the main floor and second level. The open living space on the main floor offers all the room you need to live comfortably while you begin to build equity in a product which is easy to afford. This condo is situated in a quiet residential area and has two parking stalls. The basement is open for future development and provides an opportunity to add space as you need it. All appliances are included- all you need to do is move in your furniture.

Built in 2011

### Essential Information

MLS® #	A2206630
Price	\$184,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,106
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse



Style	2 Storey
Status	Active

### Community Information

Address	2, 1809 47 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1W3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, Asphalt

### Interior

Interior Features	See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Other

### Additional Information

Date Listed	March 27th, 2025
Days on Market	5
Zoning	R4

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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