

# \$169,900 - 107, 4701 47 Avenue, Lloydminster

MLS® #A2241261

**\$169,900**

3 Bedroom, 2.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Carefree Condo Living – Fully Finished Townhouse on the Saskatchewan Side!  
Welcome to this 1,116 sqft townhouse, built in 2006 and located on the Saskatchewan side. This fully finished home features an open floor plan that offers a bright and spacious feel throughout. Enjoy the convenience of 3 bedrooms and 2 bathrooms, with all appliances included for a move-in ready experience. The basement is fully developed, providing extra living space for a family room, office, or guest area. This is true low-maintenance living, with snow removal and lawn care included in the condo fees – perfect for busy lifestyles or those looking to simplify.

Built in 2006

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2241261      |
| Price          | \$169,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 107, 4701 47 Avenue |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 0T9             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Laundry, Parking      |
| Parking Spaces | 2                     |
| Parking        | Assigned, Parking Pad |

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island                                                                 |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                        |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Finished, Full                                                                                 |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | City Lot                        |
| Roof              | Asphalt                         |
| Construction      | Other, Vinyl Siding, Wood Frame |
| Foundation        | Wood                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 19              |
| Zoning         | R3              |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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