

304, 4811 47 Avenue
Lloydminster, Saskatchewan

MLS # A2170275



\$163,500

Division:	East Lloydminster		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,116 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Granite, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

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 & make your move! Tenant rights apply & 24 hour notice required for all showings.