

# \$179,900 - 303, 4811 47 Avenue, Lloydminster

MLS® #A2229581

**\$179,900**

4 Bedroom, 3.00 Bathroom, 1,177 sqft

Residential on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Step into effortless living in this move-in-ready 3-bedroom, 2-bath townhouse tucked into the heart of Lloydminster. Whether you're looking to invest, downsize, or purchase your first home, this 1,177 sq. ft. multi-level unit delivers surprising space and smart function. Enjoy a bright, open main floor featuring a spacious living room and a kitchen with plenty of room for meal prep or hosting friends. Upstairs, you'll find three cozy bedrooms and a full bath, while the finished basement adds another bedroom, bathroom, laundry, and utility room—perfect for guests or added privacy.

This home comes fully equipped with all the essentials including air conditioning, central vac, fridge, stove, dishwasher, washer, dryer, and window treatments. You'll also appreciate the fully fenced backyard. The condo has low monthly fees, a strong reserve fund, and peace of mind baked right in—making this property a smart and stress-free choice. Located just steps from parks, schools, and everyday amenities, it's the perfect blend of comfort, convenience, and value.

Built in 2007

## Essential Information

MLS® # A2229581



|                |               |
|----------------|---------------|
| Price          | \$179,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,177         |
| Acres          | 0.00          |
| Year Built     | 2007          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303, 4811 47 Avenue |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V0T9              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Parking Pad                     |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer                                         |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Wood                     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 55              |
| Zoning         | R3              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|



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