

# \$139,900 - 303, 1804 48 Avenue, Lloydminster

MLS® #A2244070

**\$139,900**

2 Bedroom, 1.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Welcome to Unit 303, located at 1804 48 Avenue in the Wallacefield neighbourhood of Lloydminster. This top-floor condo faces northwest and offers a bright, open-concept layout with 2 bedrooms and a spacious laundry room providing ample in-unit storage. Enjoy the comfort of central air conditioning throughout. The complex offers plenty of visitor parking, and this unit includes two assigned parking stalls. Currently tenant-occupiedâ€”please allow 24 hoursâ€™ notice for all showings.

Built in 2006

## Essential Information

MLS® #	A2244070
Price	\$139,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	874
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address 303, 1804 48 Avenue



Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1K2

## Amenities

Amenities	Parking, Visitor Parking
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	Pantry
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3

## Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

## Additional Information

Date Listed	July 30th, 2025
Days on Market	1
Zoning	R4
HOA Fees	350
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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