

# \$149,999 - 214, 4801 47 Avenue, Lloydminster

MLS® #A2242954

**\$149,999**

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

Make your move! Cost effective living in Glencoe Park! This is a freshly painted end unit with updated laminate flooring on the main, four bedrooms and two and a half baths. An open concept main floor provides flexibility for any furniture layouts, the kitchen island is movable and there is an included appliance package. The lower level is finished with a family room, three piece bath, bedroom and dedicated laundry/storage (BONUS - brand new washer!). The ceiling and trim is all left remaining to be completed to have a fully finished basement space. Enjoy the privacy of the end unit siding up to greenspace and Jr. High School to the east. Beautifully treed Minor Park is a half block away and downtown, shopping, restaurants and conveniences are all within an easy walking distance. This unit is priced for a quick sale, has been professionally cleaned and is available for an immediate possession date. Welcome home!

Built in 2005

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2242954  |
| Price      | \$149,999 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,116         |
| Acres          | 0.00          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 214, 4801 47 Avenue |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 0T9             |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |
| Parking        | Assigned, Off Street, Stall                   |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings      |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                                       |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Full, Partially Finished                                                                     |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Back Yard, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                              |
| Construction      | Brick, Vinyl Siding                          |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 9               |
| Zoning         | R3              |
| HOA Fees       | 266             |
| HOA Fees Freq. | MON             |



**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | COLDWELL BANKER - CITY S |
|----------------|--------------------------|

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