

# \$142,900 - 302, 1903 48th Avenue, Lloydminster

MLS® #A2222740

## \$142,900

2 Bedroom, 1.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Wallacefield, Lloydminster, Saskatchewan

Affordable and convenient! 2 bedroom 3rd floor corner unit located. Well maintained building Sask side Wallacefield. No neighbors above! Enjoy the quiet location from your own SE corner balcony away from the street. In unit laundry room. Open living room/kitchen area. Large bedrooms. 2 parking stalls plus visitor parking. Close to schools, parks and a short walk to Servus Sports Center/amenities. Condo fees are \$350/mo and include water, sewer, garbage, common building insurance, reserve fund fee, snow removal, common exterior lawn maintenance.

Built in 2006

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2222740         |
| Price          | \$142,900        |
| Bedrooms       | 2                |
| Bathrooms      | 1.00             |
| Full Baths     | 1                |
| Square Footage | 864              |
| Acres          | 0.00             |
| Year Built     | 2006             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

## Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 302, 1903 48th Avenue |
| Subdivision | Wallacefield          |
| City        | Lloydminster          |
| County      | Lloydminster          |
| Province    | Saskatchewan          |
| Postal Code | S9V1K2                |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Snow Removal, Trash, Visitor Parking       |
| Parking Spaces | 2  |
| Parking        | Assigned, Guest, Parking Lot, Paved, Stall |
| # of Garages   | 2  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Wall Furnace  |
| Cooling           | Central Air  |
| # of Stories      | 3  |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Lot Description   | Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 28             |
| Zoning         | R4             |
| HOA Fees Freq. | MON            |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | REAL ESTATE CENTRE |
|----------------|--------------------|

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