

# \$185,000 - 303, 4811 47 Avenue, Lloydminster

MLS® #A2229581

**\$185,000**

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	\$185,000
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 4  
Zoning R3

**Listing Details**

Listing Office LPT Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.