

# \$189,900 - 202, 4801 47 Avenue, Lloydminster

MLS® #A2233794

**\$189,900**

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.01 Acres

East Lloydminster, Lloydminster,  
Saskatchewan

This townhouse-style condominium is located on the east side of Lloydminster in a well-maintained fourplex building. Offering a practical layout with four bedrooms and three bathrooms, this unit is ideal for both comfortable living or as a revenue-generating investment property.

The main floor features a bright, open-concept design with a spacious living room, a functional kitchen with a large island, and room for a full-sized dining table. A convenient half bathroom is also located on the main level. Upstairs, you'll find three good-sized bedrooms with ample closet space and a full bathroom.

The finished basement adds even more living space with an additional bedroom and a full bathroom—perfect for guests, a roommate, or home office needs.

Condo fees include snow removal, garbage services, lawn care, building insurance, and professional property management, making ownership easy and hassle-free.

Built in 2005

## Essential Information

MLS® # A2233794

Price \$189,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,116       |
| Acres          | 0.01        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 202, 4801 47 Avenue |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 0T9             |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | None                                              |
| Parking Spaces | 1                                                 |
| Parking        | Assigned, Front Drive, None, Parking Lot, Plug-In |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                         |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Finished, Full                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Rectangular Lot, City Lot, Lawn |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding, Wood Frame        |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                90  
Zoning                              R3

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

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