

# \$170,000 - 112, 4701 47 Avenue, Lloydminster

MLS® #A2248024

**\$170,000**

4 Bedroom, 3.00 Bathroom, 1,116 sqft

Residential on 0.00 Acres

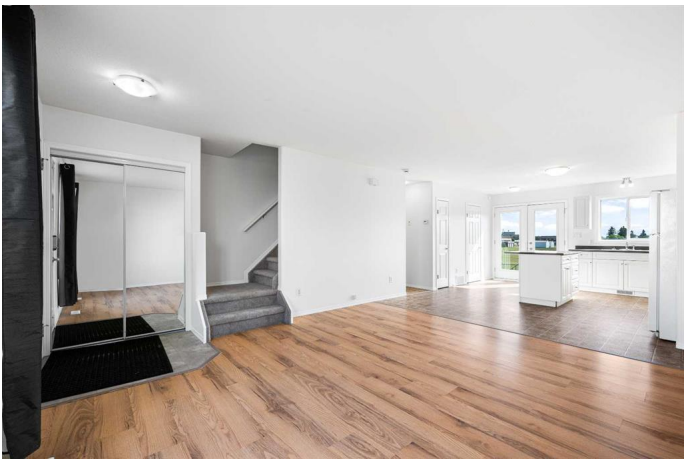
East Lloydminster, Lloydminster,  
Saskatchewan

Step into this beautifully refreshed home featuring brand new carpet, a professional paint job, and an updated basement bathroom—all ready for you to move in and enjoy! This fully finished townhouse backs onto green space, offering a west-facing patio with no backyard neighbors—perfect for soaking up the sun. The open concept main floor includes a bright living area and convenient 2-piece bathroom. Upstairs, you’ll find 3 comfortable bedrooms, a 4-piece bathroom, and a spacious primary suite with walk-in closet. The finished basement adds extra value with a functional rec room, 4th bedroom, and that stylish updated 3-piece bath. With 2 assigned parking stalls, a great layout, and thoughtful updates throughout, this home is a fantastic buy!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248024  |
| Price          | \$170,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,116     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2006          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 112, 4701 47 Avenue |
| Subdivision | East Lloydminster   |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Saskatchewan        |
| Postal Code | S9V 0T9             |

### Amenities

|                |                      |
|----------------|----------------------|
| Amenities      | Visitor Parking      |
| Parking Spaces | 2                    |
| Parking        | Assigned, Off Street |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer              |
| Heating           | Forced Air, Natural Gas, Floor Furnace                                   |
| Cooling           | None                                                                     |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Entrance                |
| Lot Description   | Backs on to Park/Green Space    |
| Roof              | Asphalt                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 3                 |
| Zoning         | R3                |

**Listing Details**

Listing Office                    MUSGRAVE AGENCIES

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