

# \$194,777 - 53, 1809 47 Avenue, Lloydminster

MLS® #A2240943

**\$194,777**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.05 Acres

Wallacefield, Lloydminster, Saskatchewan

Step into comfortable, affordable living with this 3-bedroom townhouse condo located on the Saskatchewan side of Lloydminster in the quiet and welcoming community of Wallace Point. Imagine yourself in this thoughtfully designed home, where hardwood floors in the cozy living room, perfect for relaxing after a long day. The spacious kitchen is ideal for entertaining or family dinners, featuring beautiful quartz countertops and ample room to cook and gather. Upstairs, youâ€™ll find three generous bedrooms, including a primary suite with a walk-in closet, and the convenience of a second-floor laundry areaâ€”no more hauling clothes up and down stairs! The 4-piece bathroom upstairs and a 2-piece powder room on the main floor offer comfort and functionality for your daily routine. Need room to grow? The unfinished basement is ready for your personal touchâ€”create a home gym, media room, or extra living space that fits your lifestyle. Youâ€™ll appreciate the two parking stalls right out front, and the peaceful surroundings with friendly neighbours make this an ideal spot to call home. Donâ€™t miss the 3D virtual tourâ€”step inside and see how this townhouse could be the perfect fit for you!

Built in 2011

## Essential Information

MLS® #

A2240943



|                |               |
|----------------|---------------|
| Price          | \$194,777     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,118         |
| Acres          | 0.05          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 53, 1809 47 Avenue |
| Subdivision | Wallacefield       |
| City        | Lloydminster       |
| County      | Lloydminster       |
| Province    | Saskatchewan       |
| Postal Code | S9V 1W3            |

### Amenities

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

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Quartz Counters, Storage                                             |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                              |
| Cooling           | None                                                                 |
| Has Basement      | Yes                                                                  |
| Basement          | Full, Unfinished                                                     |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Courtyard                |
| Lot Description   | City Lot, Irregular Lot  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                    Poured Concrete, Wood

**Additional Information**

Date Listed                    July 18th, 2025  
Days on Market                73  
Zoning                            R4

**Listing Details**

Listing Office                    CENTURY 21 DRIVE

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