

\$214,900 - 17, 1809 47 Avenue, Lloydminster

MLS® #A2251645

\$214,900

3 Bedroom, 2.00 Bathroom, 1,154 sqft
Residential on 0.01 Acres

Wallacefield, Lloydminster, Saskatchewan

17 1809 47 Avenue, Lloydminster, SK
Welcome to Wallace Point in the desirable Wallacefield neighbourhood! This well-maintained 3-bedroom townhome backs onto a peaceful green space and offers modern updates combined with low-maintenance living.

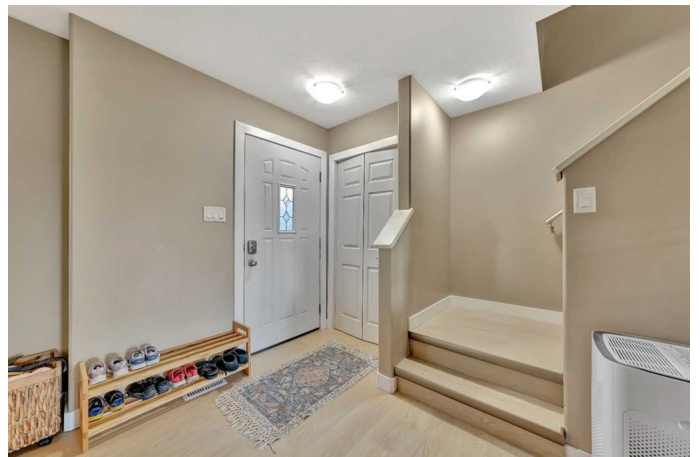
Inside, youâ€™ll love the updated vinyl plank flooring, quartz countertops, and a bright, functional layout. The main floor features an open living area, a well-appointed kitchen with all appliances included, and a convenient 2-piece guest bathroom. Upstairs, youâ€™ll find three bedrooms, including a primary suite with a walk-in closet. The basement is ready for development, giving you the flexibility to create additional living space.

Enjoy the ease of condo living with monthly fees of \$323, which include water, garbage, lawn care, and snow removal. Visitor parking is conveniently located nearby for family and guests.

With a northeast-facing yard backing onto greenspace, this property offers privacy, comfort, and a great location â€” perfect for first-time buyers, downsizers, or investors. 3D Virtual Tour Available!

Built in 2011

Essential Information



MLS® #	A2251645
Price	\$214,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,154
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	17, 1809 47 Avenue
Subdivision	Wallacefield
City	Lloydminster
County	Lloydminster
Province	Saskatchewan
Postal Code	S9V 1W3

Amenities

Amenities	Trash
Parking Spaces	1
Parking	Stall, Asphalt

Interior

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

Exterior

Exterior Features	None
Lot Description	Front Yard, Landscaped, Lawn, Treed

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	R4
HOA Fees	323
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX OF LLOYDMINSTER
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