

# \$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, you'll find three generous bedrooms, including a primary suite with a walk-in closet, and the convenience of a second-floor laundry area—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 touch—create a home gym, media room, or extra living space that fits your lifestyle. You'll appreciate the two parking stalls right out front, and the peaceful surroundings with friendly neighbours make this an ideal spot to call home. Don't miss the 3D virtual tour—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                54  
Zoning                            R4

**Listing Details**

Listing Office                    CENTURY 21 DRIVE

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