

5, 5426 49 Avenue  
 Lloydminster, Saskatchewan

MLS # A2211222



**\$109,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | North Lloydminster                 |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 426 sq.ft.                         | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Alley Access, Off Street, Plug-In  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                       |
|--------------------|-----------------------|
| <b>Heating:</b>    | Hot Water             |
| <b>Floors:</b>     | Linoleum, Vinyl Plank |
| <b>Roof:</b>       | Metal                 |
| <b>Basement:</b>   | -                     |
| <b>Exterior:</b>   | Wood Frame            |
| <b>Foundation:</b> | ICF Block             |
| <b>Features:</b>   | See Remarks           |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 202 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | R4     |
| <b>Utilities:</b> | -      |

**Inclusions:** N/A

This one bedroom is perfect for the single person or as a revenue property. Is currently set up as an AirBnB. Can accommodate a quick possession. Condo fees of \$201/month include heat, water, sewer, garbage, snow removal, landscaping and reserve fund contributions. Includes 2 powered parking stalls. Another added bonus, this unit can be purchased with all the furnishings and everything you see, just move in!!