

# \$239,900 - 301, 4102 69 Avenue, Lloydminster

MLS® #A2204922

**\$239,900**

2 Bedroom, 2.00 Bathroom, 1,660 sqft

Residential on 0.04 Acres

Parkview Estates, Lloydminster, Alberta

This lovely condominium is located on the west side of Lloydminster. Third Floor, corner unit with an incredible view of Lloydminster (facing SW) The condo is located at Cornerstone Condominiums and boasts 1660 sf of living space!! Close to a wide variety of amenities. The open plan is perfect for natural light during the day. The spacious primary bedroom has a 4 piece ensuite and large walk in closet. The 2nd bedroom is spacious as well and is accessible to the main 3 piece bath. Laundry and storage are located near the entrance - easily accessible. #301 also has hardwood, tile. The bedrooms have carpet. Not only is it an open concept but the den could also be set up as a dining room or office. The Unit is tenant occupied and Tenants Rights apply. One underground parking stall and one outside parking stall - both are titled spaces. The underground parking also has a cage storage unit. If you are ready to retire? Ready to buy an investment property with an amazing view...this condo is what you have been looking for! (please note this building is NO PETS - no visiting pets at all-Condominium Bylaws)

Built in 2010

## Essential Information

MLS® # A2204922

Price \$239,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,660
Acres	0.04
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 4102 69 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H9

### Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Snow Removal, Visitor Parking, Laundry, Trash
Utilities	Electricity Available, Garbage Collection, Heating Paid For, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Heated Garage, Stall, Titled, Underground, Garage Door Opener, Plug-In, See Remarks

### Interior

Interior Features	Central Vacuum, Closet Organizers, Elevator, Kitchen Island, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Natural Gas, Boiler
Cooling	Sep. HVAC Units
# of Stories	4

### Exterior

Exterior Features	Balcony, Storage
Lot Description	Front Yard, Landscaped, See Remarks, City Lot, Fruit Trees/Shrub(s),

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

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	27
Zoning	R4

### **Listing Details**

Listing Office	MAC'S REALTY LTD.
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