



GRASSROOTS
REALTY GROUP

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313, 4102 69 Avenue
Lloydminster, Alberta

MLS # A2247991



\$155,000

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	783 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	City Lot, Landscaped, Rectangular Lot		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Picture yourself arriving home to this beautifully maintained third-floor, one-bedroom condo in one of the city's most prestigious addresses. You pass through secure entry doors and into a professionally managed building designed for comfort and convenience—complete with two elevators, a guest suite for visitors, a meeting room, owners' lounge, fitness room, and heated underground parking. Inside your unit, soaring ceilings and an open-concept layout create an airy, inviting space. The massive bedroom offers room to relax, while the functional kitchen—with its breakfast bar island and included appliances—makes every meal a pleasure. Step out onto your west-facing balcony and enjoy sunsets in peace. Your oversized four-piece bathroom, in-suite laundry, and air conditioning make daily living effortless. And with condo fees covering nearly everything—common area and exterior maintenance, garbage removal, lawn care, snow removal, heat, water, sewer, insurance, and reserve fund contributions—you can spend more time enjoying life and less time worrying about chores. From here, you're just minutes from shopping, restaurants, fitness facilities, and everyday services. At Cornerstone Condos, you're not just buying a home—you're stepping into a lifestyle of ease, security, and style. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.