



GRASSROOTS
REALTY GROUP

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**#405, 6802 42 Street
Lloydminster, Alberta**

MLS # A2253349



\$206,900

Division:	Parkview Estates		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,022 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Elevator, Open Floorplan, Pantry, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 381
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: N/A

This top-floor condo combines style and convenience in one impressive package. The building offers two elevators for easy access, with underground parking located close to the elevator plus an additional surface stall for your use. Inside, the unit is in pristine condition and features a modern kitchen with stainless steel appliances, in-unit washer and dryer, and a bright, open floor plan. With 2 bedrooms and 2 bathrooms, including a comfortable primary suite, this home is designed for both everyday living and entertaining. A move-in ready opportunity you won't want to miss.