



GRASSROOTS
REALTY GROUP

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109A, 6608 42 Street
Lloydminster, Alberta

MLS # A2270067



\$159,900

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Guest, Off Street, On Street, Parking Lot, See F		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 364
Basement:	-	LLD:	-
Exterior:	Metal Frame, Stucco	Zoning:	Medium Density Residentia
Foundation:	-	Utilities:	-
Features:	Bookcases, Walk-In Closet(s)		

Inclusions: n/a

Welcome to La Tierra Condominiums, where comfort and convenience come together. This ground-floor corner unit features a bright, south-facing patio, ideal for enjoying morning coffee or relaxing evenings. Inside, you'll find stylish upgrades throughout, including refreshed flooring, updated cabinets, and a beautifully renovated bathroom. The kitchen is both functional and inviting, featuring ample cabinetry and all necessary appliances. A spacious laundry room features custom-built-ins, providing excellent storage and workspace, and a primary bedroom featuring a generously sized walk-in closet. Stay comfortable year-round with the wall-mounted air conditioning unit. Condo fees of \$364.46/month include heat, water, lawn care, snow removal, exterior maintenance, and more, offering a simple, worry-free lifestyle. Assigned parking stall included. This home is ideal for first-time buyers, investors, or anyone looking to downsize to an affordable, updated, and ready-to-move-in unit. Located close to parks, shopping, and schools in a well-managed complex.