



**328, 4102 69 Avenue
Lloydminster, Alberta**

MLS # A2282851



\$314,777

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,639 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	0.04 Acre		
Lot Feat:	City Lot, Landscaped, Rectangular Lot		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 901
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this bright and inviting two-bedroom condo in Cornerstone Place, located within the desirable Parkview Estates community. Known for its peaceful atmosphere, this well-maintained complex is ideal for retirees, professionals, or anyone seeking the ease and comfort of condo living. The unit is filled with natural light, thanks to large windows facing north and east, allowing soft morning sunshine to brighten the living spaces throughout the day. Some updates include hardwood flooring, window blinds, backsplash in the kitchen and the rock feature wall. Step out onto the private balcony, the perfect spot for enjoying your morning coffee, while offering cool shade for relaxing evenings. Despite the number of residents, the building is exceptionally quiet and thoughtfully positioned away from traffic noise, providing a calm and serene living environment. Conveniently located close to all shopping and daily necessities, everything you need is just minutes away. This condo features secure underground parking, protecting your vehicle from the elements, as well as a second outdoor parking stall—ideal for visitors staying a few days or for a second vehicle. Residents also enjoy access to excellent on-site amenities, including a fitness room, a common gathering space, and a dedicated mailroom, all conveniently located within the building. A wonderful opportunity to enjoy comfort, convenience, and community in one of Parkview Estates’s most sought-after condo buildings. Don’t miss out on exploring every detail through our immersive 3D virtual tour experience.