



GRASSROOTS
REALTY GROUP

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211, 4102 69 Avenue
Lloydminster, Alberta

MLS # A2288881



\$189,000

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	782 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	Elevator, Kitchen Island, Open Floorplan		

Inclusions: NA

Welcome to Cornerstone ! Lloydminster's most sought after condo communities. If you've been waiting for the right one-bedroom unit that checks all the boxes, this is it. Located on the second floor with beautiful west-facing windows, this condo is filled with warm afternoon sunshine and unbeatable sunset views. The upgraded hardwood flooring adds a clean, modern feel throughout the main living space, creating a move-in-ready home that feels both stylish and comfortable. The layout is functional and efficient, featuring 1 bedroom, 1 full bath, central air conditioning, and manageable condo fees that make ownership simple and stress-free. Whether you're stepping into the market for the first time or adding to your investment portfolio, this property makes sense. Cornerstone Condos offers amenities that set it apart, including a recreation room, guest suites for visiting friends or family, and strong professional management that keeps the building in great shape. Plus, you'll appreciate the included above-ground parking stall for added convenience. Low maintenance. Smart investment. Beautiful sunsets.