



**319, 4102 69 Avenue
Lloydminster, Alberta**

MLS # A2289049



\$170,000

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2010 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	Medium Density Residentia
Foundation:	-	Utilities:	-
Features:	French Door, High Ceilings, No Smoking Home, See Remarks		

Inclusions: N/A

Welcome to an elevated lifestyle at Cornerstone Place in Parkview Estates. This expansive unit offers a rare combination of space, natural light, and effortless sophistication. The primary suite is truly impressive at 13'7" x 18'8" — offering endless possibilities. Whether you envision a cozy reading nook, a secondary home office, or a dedicated wellness space, this retreat easily adapts to your lifestyle. The north-facing orientation provides a peaceful, private outlook, with a covered balcony designed for quiet mornings and relaxed evenings. Soaring ceilings and generous proportions enhance the bright, airy atmosphere that flows throughout the home. The open-concept layout comfortably accommodates a full dining table or a refined bar-style seating arrangement — perfect for entertaining or everyday living. An oversized bathroom features in-unit laundry and ample space for additional custom storage, blending practicality with comfort. Cornerstone Place is known for its quiet, impeccably maintained environment and exceptional amenities. Residents enjoy secure underground parking, air conditioning, a fitness centre, recreation lounge with pool table, guest suite, visitor parking, and even a wash bay in the parkade — thoughtful details that truly elevate daily living. Ideally positioned within walking distance to shopping, dining, schools, and parks, this address offers both convenience and the kind of everyday ease that simply makes life flow better. Condo fees include heat, water, garbage, lawn care, snow removal, common area insurance, reserve fund contributions, and overall building maintenance. With heat and water covered in the monthly fee, this allows for simplified, lock-and-leave living in a building that reflects pride of ownership throughout. A refined opportunity for those seeking comfort, space, and a maintenance-free

lifestyle — without compromise.