



107, 4102 69 Avenue  
Lloydminster, Alberta

MLS # A2290418



**\$225,000**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,034 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Tile

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 581

**Basement:** -

**LLD:** -

**Exterior:** Stone, Vinyl Siding

**Zoning:** HDR

**Foundation:** -

**Utilities:** -

**Features:** No Smoking Home, Open Floorplan

**Inclusions:** n/a

Welcome home to this beautifully maintained ground-floor condo in the desirable Parkview Estate Neighborhood at Cornerstone Condominiums. Offering a perfect blend of comfort and convenience, this inviting unit features two spacious bedrooms and two full bathrooms, making it ideal for first-time buyers, downsizers, or investors alike. From the moment you step inside, you'll appreciate how clean, bright, and well cared for this home truly is. The thoughtful layout provides a warm and welcoming atmosphere, with a comfortable living area that flows seamlessly to your private patio &mdash; the perfect spot to enjoy your morning coffee or unwind at the end of the day. The kitchen and living spaces are designed for easy everyday living, while the generous primary bedroom offers the added convenience of its own full ensuite. A second bedroom and full bathroom provide flexibility for guests, family, or a home office. This unit also includes one secure underground parking stall, giving you peace of mind year-round, along with ample visitor parking conveniently located just outside for friends and family. If you're looking for low-maintenance living in a well-kept community, this move-in-ready condo offers exceptional value and comfort in a fantastic location. Don't miss your opportunity to make this charming home your own!