



GRASSROOTS
REALTY GROUP

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121, 4102 69 Avenue
Lloydminster, Alberta

MLS # A2297353



\$237,500

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,041 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Elevator, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Attractive main-floor condo with underground parking located in Cornerstone. This move in ready 2-bedroom, 2-bathroom unit offers a functional layout with 9' ceilings and convenient in-suite laundry. The spacious primary bedroom features a 4-piece ensuite, while the second bedroom is ideal for guests, office space, or additional flexibility. The living room and kitchen have been freshly painted, giving the space a clean, updated feel. Additional features include central air conditioning and a natural gas line for BBQ on the private covered patio. This unit is ideally situated within the building, providing close access to the mail room, fitness room, activity room, and elevators. Enjoy the quiet outdoor space with a covered patio and adjacent green space, perfect for relaxing. The property is also conveniently located near a wide range of amenities including grocery stores, restaurants, retail shops, and professional services such as medical, dental, and fitness facilities. Condo fees include gas, water, common area maintenance, snow removal, garbage removal, common area insurance, and reserve fund contributions. The only utility paid by the owner is power.