



**102A, 6608 42  
Lloydminster, Alberta**

**MLS # A2298225**



**\$170,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | West Lloydminster                  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Multi Level Unit         |               |                   |
| <b>Size:</b>     | 908 sq.ft.                         | <b>Age:</b>   | 2005 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Off Street, Paved, Stall |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 364 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame             | <b>Zoning:</b>    | R4     |
| <b>Foundation:</b> | Slab                           | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks                    |                   |        |

**Inclusions:** n/a

This clean, well maintained La Tierra condo is ready for you to call home! Located on the ground floor, in a corner suite, you will find it super easy for coming and going. With open concept living, kitchen & dining areas, two bedrooms, in suite laundry and a main floor four-piece bath, this is a perfect size for a couple starting out or someone who is downsizing! Condo fees include heat, water and grounds maintenance. Shopping, restaurants and professional services are close by and within an easy walk if you are working in the area. Make your move!