



309, 3002 56 Avenue  
Lloydminster, Alberta

MLS # A2298588



**\$129,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,051 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, None		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, None
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 462
<b>LLD:</b>	-
<b>Zoning:</b>	MDR
<b>Utilities:</b>	-

**Inclusions:** N/A

Perfect start to home ownership or a great entry point in to being a landlord. This three-bedroom condo is located on the third floor of a extensively renovated condominium. Located within a quiet residential location. this unit has a premier orientation facing west on to a park location and features 1051 square feet of living space. Three-bedroom units are hard to find. and when they come available don't last long..... this building has undergone an extensive renovation to the exterior over the last few years with new hardy board siding, patio doors and so much more..... and paving of the parking lot and windows have been updated in the last few years. This is a great place to call home! Note: interior hallways are schedule to have new flooring installed this year.