

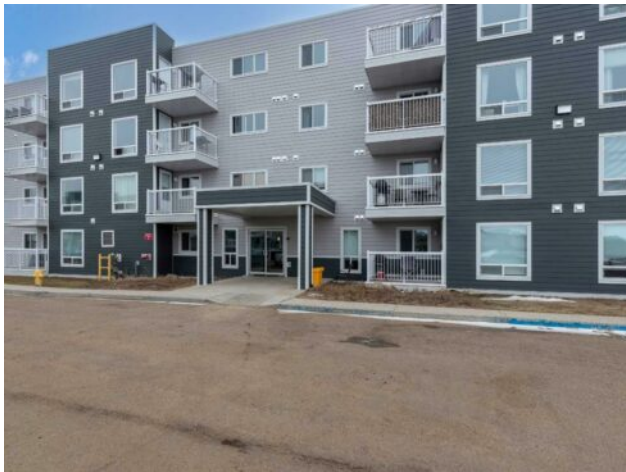


**GRASSROOTS**  
REALTY GROUP

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105B, 5101 18 Street  
Lloydminster, Alberta

MLS # A2202224



**\$125,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | College Park                       |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 804 sq.ft.                         | Age:   | 2006 (19 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |  |            |        |
|-------------|--|------------|--------|
| Heating:    | Baseboard  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate   | Sewer:     | -      |
| Roof:       | Tar/Gravel   | Condo Fee: | \$ 395 |
| Basement:   | -  | LLD:       | -      |
| Exterior:   | Cement Fiber Board, Vinyl Siding   | Zoning:    | R4     |
| Foundation: | -  | Utilities: | -      |
| Features:   | Elevator, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows |            |        |

Inclusions: N/A

IMMEDIATE POSSESSION at Nova Place with sellers who are motivated to consider your offer! A great step into home ownership or for investment potential. This main floor-one bedroom unit has laminate and tile flooring in the open-concept living and kitchen area and carpet in the supersized bedroom. The bathroom has seen a recent refresh with brand new tile flooring installed! The white, U-shaped kitchen is a functional layout with eat up island, and all of the appliances and window coverings are included. There is in-suite laundry which also provides for handy additional storage space. This unit has one electrified parking stall and there is also plenty of visitor parking available for your guests. Nova Place is a secure building in a really nice south-end, College Park location with easy access to amenities and restaurants, walking paths and the Servus Sports Centre. Extensive renovations have recently been completed to the building envelope and the property is professionally managed. Condo fees include reserve fund, heat and water, basic insurance, common area maintenance, exterior maintenance and garbage removal. Make your move!