

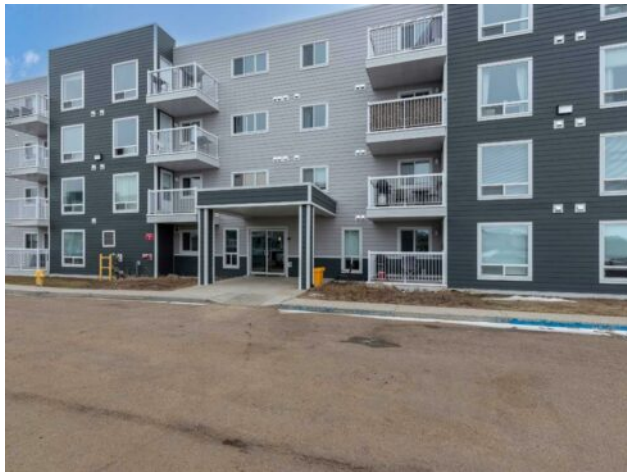


GRASSROOTS
REALTY GROUP

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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 (20 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! BONUS - With an acceptable offer the sellers are willing to offer a rebate for new flooring OR have new flooring professionally installed - vinyl plank in the living/dining and kitchen and new carpet in the bedroom! 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!