

# \$249,900 - 102, 4102 69 Avenue, Lloydminster

MLS® #A2204921

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,461 sqft

Residential on 0.03 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to Cornerstone Condominiums! This prestigious building has beautiful landscaping and definitely has curb appeal! This beautiful unit is 1461 SF and is located on the main on the south east corner. Two very spacious bedrooms, 2 - 4 piece bathrooms, large open plan - living/dining room combination. The Primary Bedroom has a large walk -in closet! Kitchen is upgraded and also has an eating bar! Beautiful patio that catches the morning and afternoon sun! The building has a games room, exercise room and guest rooms that can be rented if you need extra space for visitors. One underground parking stall and one above ground parking stall - both titled as well. Don't miss out on this golden opportunity! Wonderful building to retire to or buy as an investment. Located on the West side of Lloydminster, shopping, amenities are all in walking distance. Currently tenant occupied - 24 hour notice is required for viewings. Don't miss out on this Unit!

Built in 2010

## Essential Information

MLS® #	A2204921
Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,461



Acres	0.03
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	102, 4102 69 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H9

### **Amenities**

Amenities	Car Wash, Elevator(s), Fitness Center, Parking, Recreation Room, Snow Removal, Trash, Visitor Parking, Coin Laundry, Guest Suite, Laundry
Utilities	Cable Available, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Electricity Available
Parking Spaces	2
Parking	Garage Door Opener, Stall, Titled, Underground, Outside, Plug-In

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Hot Water, Natural Gas
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	City Lot, Irregular Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 25th, 2025
Days on Market	26
Zoning	R4

## Listing Details

Listing Office	MAC'S REALTY LTD.
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