

\$275,000 - 415, 4102 69 Avenue, Lloydminster

MLS® #A2109325

\$275,000

2 Bedroom, 2.00 Bathroom, 1,860 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

This stunning 2-bedroom penthouse suite at Cornerstone is where spacious living meets unparalleled luxury. Bathed in natural light thanks to its open layout and generous windows, this home radiates warmth and openness. From the moment you step inside, you'll be greeted by a spacious entry leading to a beautifully appointed kitchen with stone countertops, perfectly complementing the expansive dining area and great room. Here, a gas fireplace and built-in surround sound speakers set the stage for cozy evenings and lively gatherings alike. Step out onto the deck from the dining area to enjoy breathtaking city views, complete with a convenient gas line for grilling.

The guest room, impressive in size, features a walk-in closet, offering ample storage space. The master suite is a true retreat, boasting its own cozy gas fireplace, a second balcony for private relaxation, and a large ensuite with a tub, separate shower, double sinks, and a secluded toilet, all adjacent to a spacious walk-in closet.

Living in Cornerstone means having access to a suite of amenities designed to enhance your lifestyle, including a fitness room, an elegantly furnished owner's lounge with an outdoor patio and BBQ, a mail room, two elevators, meeting rooms, guest suites, and cozy sitting areas. This unit comes with all necessary appliances, two underground titled parking stalls, and the



added convenience of a car wash exclusively for residents. The condo fees are comprehensive, covering all services except power, cable, and phone, ensuring a worry-free living experience.

Embrace the epitome of carefree, luxury condominium living in this exquisite penthouse suite, designed for those who seek the best in life.

Built in 2010

Essential Information

MLS® #	A2109325
Price	\$275,000
Sold Price	\$278,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,860
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	415, 4102 69 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V2H9

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Snow Removal, Visitor Parking
Parking Spaces	2

Parking	Underground
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Interior

Interior Features	Central Vacuum, Double Vanity, French Door, Kitchen Island, Soaking Tub
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Decorative, Gas, Living Room, Master Bedroom
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	March 1st, 2024
Date Sold	November 15th, 2024
Days on Market	259
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty (Lloyd)
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