

# \$199,900 - 303, 4102 69 Avenue, Lloydminster

MLS® #A2166103

**\$199,900**

2 Bedroom, 2.00 Bathroom, 1,236 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to Cornerstone Condos in Lloydminster! This 3rd-floor unit offers west-facing views and boasts two spacious bedrooms and two full bathrooms. Enjoy the convenience of underground parking along with ample guest parking for your visitors. The building offers fantastic amenities, including an owners' lounge and a recreation room, perfect for entertaining or relaxing. Ideal for professionals, first-time buyers or those looking to downsize, this condo is the perfect blend of comfort and convenience. Don't miss out on this prime opportunity. 3D Virtual Tour Available.

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2166103    |
| Price          | \$199,900   |
| Sold Price     | \$198,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,236       |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |



## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 303, 4102 69 Avenue |
| Subdivision | Parkview Estates    |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 2H9             |

## Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Party Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                               |
| Parking        | Heated Garage, Insulated, Stall, Underground                                    |

## Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s)                                             |
| Appliances        | Refrigerator, Stove(s), Dishwasher, Dryer, Microwave Hood Fan, Washer |
| Heating           | In Floor                                                              |
| Cooling           | Wall Unit(s)                                                          |
| # of Stories      | 4                                                                     |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Storage, Balcony       |
| Lot Description   | Underground Sprinklers |
| Roof              | Asphalt Shingle        |
| Construction      | Stone, Stucco          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2024 |
| Date Sold      | November 22nd, 2024  |
| Days on Market | 64                   |
| Zoning         | R4                   |
| HOA Fees       | 632.52               |
| HOA Fees Freq. | MON                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX OF LLOYDMINSTER |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.