

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

MLS® #A2204921

\$249,900

2 Bedroom, 2.00 Bathroom, 1,461 sqft

Residential on 0.03 Acres

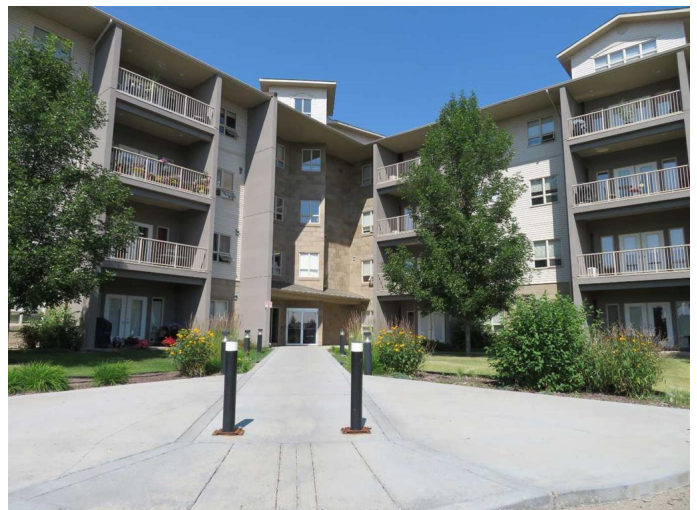
Parkview Estates, Lloydminster, Alberta

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
Sold Price	\$240,000
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	Sold

Community Information

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

Amenities

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

Interior

Interior Features	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water, Natural Gas, In Floor
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
Date Sold	April 25th, 2025
Days on Market	29
Zoning	R4
HOA Fees	0.00

Listing Details

Listing Office	MAC'S REALTY LTD.
----------------	-------------------

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