

# \$319,900 - 117, 4102 69 Avenue, Lloydminster

MLS® #A2198140

**\$319,900**

2 Bedroom, 3.00 Bathroom, 1,814 sqft  
Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Beautiful 1,814 square foot main floor unit in Cornerstone featuring 2 spacious bedrooms each with their own ensuite! Cornerstone Place is a property that provides prestige and elegance highlighted by quality craftsmanship, attractive landscaping and spacious common areas. Every room in this unit provides generous size and functional space. You will appreciate the large kitchen with corner pantry, a bright living room surrounded by windows and space big enough for a large dining room suite and space for a home office! Additional features of this unit include: 2 titled underground parking stalls, 9â€™™ ceilings, ½ bath for guests, A/C, in-suite laundry, central vac, and a large, covered patio with natural gas hook up for BBQ. Cornerstone also provides an abundance of amenities including a fitness room, guest suites, underground parking with a wash bay and a gorgeous main floor gathering room that is equipped to handle large groups and provides access to a patio with natural gas BBQ, pool table, large screen TV and sofas as well as its own dedicated bathroom.



Built in 2010

## Essential Information

MLS® #	A2198140
Price	\$319,900
Bedrooms	2

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,814
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	117, 4102 69 Avenue
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H9

### **Amenities**

Amenities	Elevator(s), Fitness Center, Recreation Room, Visitor Parking, Guest Suite
Parking Spaces	2
Parking	Underground

### **Interior**

Interior Features	Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Stucco

### **Additional Information**

Date Listed February 28th, 2025

Days on Market 11

Zoning R4

## **Listing Details**

Listing Office MUSGRAVE AGENCIES

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