

\$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 | 22 |
| Zoning | R4 |

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.