

101B, 5101 18 Street  
Lloydminster, Alberta

MLS # A2245603

# \$159,900



<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

A well-maintained main floor corner unit at Nova Place condominiums. It features 2 bedrooms and 2 4-piece bathrooms one of which is the master bedroom ensuite. As soon as you walk into the unit foyer, on your left is the well-organized storage room and laundry room with newer washer and dryer and on the right is your coat closet and shoes. Next room is your very bright and spacious Living room then dining room and right behind is your kitchen with a breakfast area or you can move the dining set and used as your main dining area to give you more extra space for your living room. Just right around the kitchen is you master bedroom, the second bedroom, a 4-piece bathroom. Also, from the living room a door access to your balcony where you can place your BBQ grill for summer grilling with your family and friends. It is in good location with nearby restaurants, the Servus Sports complex with fitness facilities, and all other amenities for your easy and convenient condo living.