

#405, 6802 42 Street  
Lloydminster, Alberta

MLS # A2253349



## \$206,900

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,022 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 381
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Pantry, See Remarks		

**Inclusions:** N/A

This top-floor condo combines style and convenience in one impressive package. The building offers two elevators for easy access, with underground parking located close to the elevator plus an additional surface stall for your use. Inside, the unit is in pristine condition and features a modern kitchen with stainless steel appliances, in-unit washer and dryer, and a bright, open floor plan. With 2 bedrooms and 2 bathrooms, including a comfortable primary suite, this home is designed for both everyday living and entertaining. A move-in ready opportunity you won't want to miss.