

207A, 5101 18 Street  
Lloydminster, Alberta

MLS # A2254474



# \$119,900

<b>Division:</b>	College Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	721 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Baseboard, Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 395
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

Quick possession is possible for this second-floor condo located in Building A of Nova Condos. Take the elevator or stairs to this unit that offers 1 - bedroom, 1 - 4-pc bathroom, convenient in-suite laundry and an east facing balcony. Highlights include an open concept layout, newer laminate flooring and neutral paint colors. Appliances are included. Parking stall A207 is assigned to this unit. This building recently had an exterior makeover which included new siding and windows. Condo fees are \$395/month and include water, heat, exterior maintenance, garbage removal, and interior common area maintenance. Call to view this attractive property located close to the Servus Sports Centre, restaurants and coffee shops!