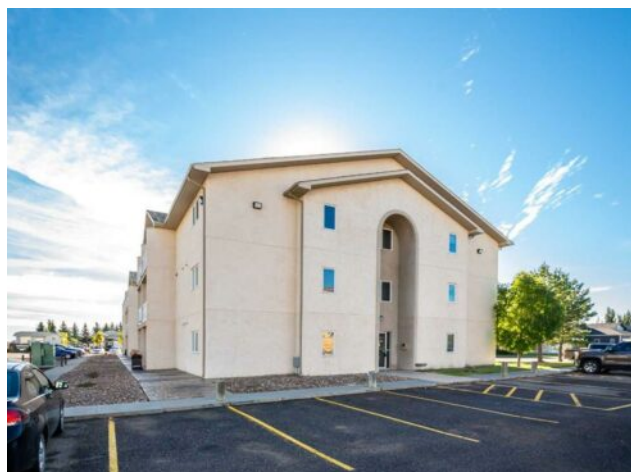


109A, 6608 42 Street  
Lloydminster, Alberta

MLS # A2270067



# \$159,900

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	910 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Guest, Off Street, On Street, Parking Lot, See F		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Stucco	<b>Zoning:</b>	Medium Density Residentia
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to La Tierra Condominiums, where comfort and convenience come together. This ground-floor corner unit features a bright, south-facing patio, ideal for enjoying morning coffee or relaxing evenings. Inside, you'll find stylish upgrades throughout, including refreshed flooring, updated cabinets, and a beautifully renovated bathroom. The kitchen is both functional and inviting, featuring ample cabinetry and all necessary appliances. A spacious laundry room features custom-built-ins, providing excellent storage and workspace, and a primary bedroom featuring a generously sized walk-in closet. Stay comfortable year-round with the wall-mounted air conditioning unit. Condo fees of \$364.46/month include heat, water, lawn care, snow removal, exterior maintenance, and more, offering a simple, worry-free lifestyle. Assigned parking stall included. This home is ideal for first-time buyers, investors, or anyone looking to downsize to an affordable, updated, and ready-to-move-in unit. Located close to parks, shopping, and schools in a well-managed complex.