

415, 4102 69 Avenue  
Lloydminster, Alberta

MLS # A2273939



## \$299,900

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Penthouse		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	\$ 850
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Pantry		

**Inclusions:** N/A

This stunning two-bedroom penthouse suite at Cornerstone is where elevated living and true luxury come together. Filled with natural light from its open layout and expansive windows, the space feels warm, spacious, and immediately impressive. A generous entry welcomes you into a beautifully appointed kitchen with stone countertops that flows seamlessly into the dining area and great room. This is a space designed for both connection and comfort, anchored by a gas fireplace and built-in surround sound, perfect for hosting or unwinding at the end of the day. Step directly from the dining area onto the deck and take in sweeping city views, complete with a gas line for effortless outdoor use. The guest bedroom is impressively sized and features a walk-in closet, offering exceptional storage. The primary suite is a true retreat, complete with its own gas fireplace, a second private balcony, and a spacious ensuite featuring a soaker tub, separate shower, double sinks, and a private water closet, all connected to a large walk-in closet. Cornerstone offers a lifestyle beyond the suite itself, with amenities that elevate everyday living. Residents enjoy access to a fitness room, a beautifully furnished owners' lounge with an outdoor patio and BBQ, meeting rooms, guest suites, cozy sitting areas, a dedicated mail room, and two elevators. This unit includes all appliances, one titled underground parking stalls, and exclusive access to a resident car wash. This well curated penthouse delivers privacy, comfort, and sophistication an exceptional opportunity for those seeking refined, carefree condominium living at its finest.