

27, 3390 72 Avenue  
Lloydminster, Alberta

MLS # A2189603



# \$189,500

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This quality-built Alberta townhouse condo makes for low maintenance, convenient and affordable living. Main floor living room, dining room and kitchen are open concept with hardwood and tile flooring. Main floor hosts a half bath and two entry ways at both front and rear door. Upgrades are many, like the quartz countertops and stainless steel appliances in the large kitchen. The second level has three bedrooms and full bath completed with all modern finishes. A covered patio at the front of the home and at the rear another deck and yard lead straight to two dedicated parking stalls. The unfinished basement provides the future opportunity to add another bedroom and family room. These condo townhouses have a very modern and appealing style to them. The building displays its high quality inside and out. Non RMS measurement is 934 SF above ground. Condo fees cover the exterior maintenance, lawn care, snow removal, garbage, sewer, water, common insurance and reserve fund. The upgrades and spacious design make this 2015 built property a great investment.