

**#405, 6802 42 Street
Lloydminster, Alberta**

MLS # A2253349

\$206,900



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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	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.