

**313B, 6608 42 Street  
Lloydminster, Alberta**

**MLS # A2283152**



**\$172,900**

<b>Division:</b>	Parkview Estates		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 379
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	HDR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Top-floor living in La Tierra! This 2 bedroom, 1.5 bathroom condo offers over 900 sq ft of bright, open-concept space in a clean, quiet building on the southwest side of Lloydminster. Enjoy a sunny south-facing balcony (with faux wood blinds) off the living room, in-suite laundry, and a smart layout with a walkthrough closet leading to the primary bedroom's 2-piece ensuite. Laminate flooring runs through the main living areas with tile in kitchen/bathrooms and the unit is located on the third floor with elevator access. A rare bonus in this development: two assigned parking stalls, plus visitor parking for guests. Condo fees include heat, water, sewer, snow removal, reserve fund contributions, insurance, and common area maintenance — making ownership simple and predictable. Conveniently located near schools, Highway 16 and everyday amenities, this is a great fit for a single buyer, couple or investor looking for low-maintenance condo living.