



**310B, 5101 18 Street
Lloydminster, Alberta**

MLS # A2288205



\$124,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: -

Basement: -

Exterior: Cement Fiber Board, Vinyl Siding

Foundation: -

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 407

LLD: -

Zoning: MDR

Utilities: -

Inclusions: N/A

Whether you are searching for your first home, needing a home for retirement, looking for a low maintenance property or wanting a rental property, this unit may be the one for you! Take the elevator or stairs to this third-floor condominium. The well-maintained unit features an open concept kitchen, dining room and living room layout. It offers 1 - bedroom, 1 - 4-pc bathroom, convenient in-suite laundry, neutral paint colors and an East facing balcony. Appliances are included. There are two parking stalls assigned to this unit. Condo fees are \$407.00/month and include water, heat, exterior maintenance, garbage removal, and interior common area maintenance. The Nova Condo building is conveniently located close to the Servus Sports Centre, restaurants and coffee shops! The exterior of the building recently went through an extensive refurbishment which included new siding, new windows and more. Call to view this attractive property!