



**GRASSROOTS**  
REALTY GROUP

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202, 5101 18 Street  
Lloydminster, Alberta

MLS # A2290623



**\$129,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	890 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator		

**Inclusions:** N/A

Enjoy easy living in this well maintained 900 sq ft condo in Lloydminster! Featuring 2 spacious bedrooms and 2 full bathrooms, this unit offers a functional layout perfect for comfortable everyday living. Take in the beautiful view from your private balcony, ideal for morning coffee or evening relaxation. Move in ready and waiting for its next owner, this condo is a great opportunity for first time buyers or downsizers!