



206, 3007 57A Avenue
Lloydminster, Alberta

MLS # A2316455



\$139,900

Division:	Steele Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	804 sq.ft.	Age:	1985 (41 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 394
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows		

Inclusions: N/A

This two bedroom unit is perfect for the first time home buyer or investor! Located in Tuxedo Place Condominiums. Its had some upgrades. The wood fireplace is only for decoration. The unit is currently tenant occupied and tenant's rights apply. There is a park nearby and Bud Miller Park is a short distance to walk. This second floor unit won't last long.