



309, 3007 57A Avenue  
Lloydminster, Alberta

MLS # A2324814



**\$144,900**

<b>Division:</b>	Steele Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	840 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 395

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Vinyl Siding

**Zoning:** MDR

**Foundation:** -

**Utilities:** -

**Features:** Open Floorplan

**Inclusions:** N/A

Welcome to this beautifully maintained two-bedroom condo in Tuxedo Place, offering comfort, and convenience. Situated on the top floor corner, this unit provides added privacy and plenty of natural light. The home features some upgraded flooring, including tile with soundproofing underlay for added comfort and vinyl plank flooring in the living area for a modern, durable finish. The spacious layout includes a 4-piece bathroom and the added convenience of in-suite laundry. All appliances are included, making this truly move-in ready. Even better, all furniture is negotiable, offering a fantastic turnkey opportunity for first-time buyers, downsizers, or investors. Located in a prime area just steps from a park, neighborhood convenience mall, and schools &mdash; everything you need is right at your doorstep. This is easy condo living in a great location &mdash; don&rsquo;t miss it!