



109B, 3007 57A Avenue  
Lloydminster, Alberta

MLS # A2327226



**\$134,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Steele Heights                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)       |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit              |               |                   |
| <b>Size:</b>     | 822 sq.ft.                               | <b>Age:</b>   | 1985 (41 yrs old) |
| <b>Beds:</b>     | 2  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                                    |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped |               |                   |

**Heating:** Baseboard, Boiler, Hot Water

**Floors:** Tile

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding

**Foundation:** -

**Features:** Ceiling Fan(s), Laminate Counters, Open Floorplan, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 329

**LLD:** -

**Zoning:** MDR

**Utilities:** -

**Inclusions:** N/A

Investors! This is for you! Current tenants are generating good income; however, their lease expires on October 30th. Lloydminster is a fairly tight rental market, so you should have no problems finding new renters. This 2-bedroom, 1-bath condo is on the desirable main floor with a nice walkout onto green space and parking really close. The home has some upgrades, including newer kitchen cabinets, paint, bathroom vanity, toilet, shower tile, and updated dishwasher and stove. The exterior had new siding, windows, doors, shingles and decks. All this and very reasonable condo fees of \$329. @ month, which includes water, sewer, lawn, exterior maintenance, garbage, snow, reserve fund, and even heat! Have a look today...Tuxedo Place is calling! Check out the 3D Tour.