



GRASSROOTS
REALTY GROUP

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102B, 6608 42 Street
Lloydminster, Alberta

MLS # A2327696



\$214,900

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,086 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	Stone Counters		

Inclusions: none

Rare opportunity to own a three-bedroom apartment-style condo in the La Tierra complex on the Alberta side of Lloydminster. Offering an open-concept layout, the kitchen, dining, and living areas flow together to create a bright and functional living space. The unit features three bedrooms, a full four-piece bathroom, and the convenience of in-suite laundry. All appliances are included, making this an easy move-in-ready option. One designated parking stall is included, while the condo fees cover heat, water, sewer, garbage collection, common area maintenance, and reserve fund contributions—helping to simplify your monthly expenses. Affordable, low-maintenance living in a great location!