



GRASSROOTS
REALTY GROUP

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203A, 6608 42 Street
Lloydminster, Alberta

MLS # A2331247



\$164,900

Division:	Parkview Estates		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	882 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Central, Electric

Floors: Carpet, Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: -

Exterior: Stucco, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 356

LLD: -

Zoning: R4

Utilities: -

Inclusions: N/A

Nestled in the prestigious La Tierra complex, this two-bedroom, one-bathroom condo epitomizes modern comfort and convenience. Situated on the second floor the condo offers south facing view, bathing the interior with natural light through out the day. As you step inside, you are greeted by a spacious layout that seamlessly combines functionality and style. The highlight of the condo is its large kitchen boasting ample counter space and cupboards for culinary enthusiasts and hosting gatherings, also new stove and stacked washer/dryer added. Adjacent to the kitchen is a convenient walk-in storage laundry room, providing added convenience for daily chores. The master bedroom is a sanctuary of relaxation, featuring a generous walk in closet for all your storage needs. The four-piece bathroom offers an oversized layout for pampering. During warmer months, stay cool and comfortable with the included wall air conditioner, ensuring optimal indoor climate control year-round. Additionally, one exclusive use electric stall is conveniently located just steps away from the door, providing hassle-free parking for residents. Don't miss the opportunity to make this stunning condo your new home.