



**GRASSROOTS**  
REALTY GROUP

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311, 6802 42 Street  
Lloydminster, Alberta

MLS # A2331841



**\$205,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Parkview Estates                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 994 sq.ft.                         | Age:   | 2006 (20 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Asphalt, Stall, Underground        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | Rectangular Lot                    |        |                   |

|             |                                            |
|-------------|--------------------------------------------|
| Heating:    | Hot Water, Natural Gas                     |
| Floors:     | Carpet, Laminate, Tile                     |
| Roof:       | Asphalt Shingle                            |
| Basement:   | -                                          |
| Exterior:   | Concrete, Stucco, Wood Frame               |
| Foundation: | Poured Concrete                            |
| Features:   | Laminate Counters, Open Floorplan, Storage |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 420 |
| LLD:       | -      |
| Zoning:    | R4     |
| Utilities: | -      |

Inclusions: N/A

Picture yourself waking up to warm southern sunshine streaming through your windows as you enjoy a quiet morning coffee in this bright and inviting third-floor condo in desirable Los Lagos. Thoughtfully designed with an open-concept layout, this affordable home offers the perfect balance of comfort, functionality, and low-maintenance living. Whether you're entertaining friends or enjoying a relaxing evening at home, the spacious living, dining, and kitchen areas flow seamlessly together. Two generously sized bedrooms and two full bathrooms provide the ideal setup for first-time buyers, professionals, roommates, or those looking to downsize without sacrificing space. In-suite laundry and all appliances are included, making your move effortless from day one. Enjoy the convenience of two parking stalls—one heated underground and one surface—while the building's private fitness room means your workout is just steps from your front door. Outside, you'll love being within walking distance of shopping, restaurants, schools, parks, and everyday amenities, giving you the freedom to leave the car behind. Condo fees cover common area maintenance, garbage removal, lawn care, water, sewer, heat, reserve fund contributions, and common area insurance, allowing you to spend less time worrying about maintenance and more time enjoying your new home. Take the 3D Virtual Tour and discover just how easy condo living can be.