



GRASSROOTS
REALTY GROUP

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305, 5101 18 Street
Lloydminster, Alberta

MLS # A2333461



\$179,900

Division:	West Lloydminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,007 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, None	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Nova Place, where comfort, convenience, and low-maintenance living come together! This well-maintained third-floor condo offers 2 bedrooms, 2 full bathrooms, and a bright, functional layout that's perfect for first-time buyers, professionals, downsizers, or investors. Enjoy a spacious living area with plenty of natural light, a practical kitchen with ample cabinetry, and a primary bedroom complete with its own ensuite. Step out onto your private balcony and take in the views while enjoying the peace and privacy of third-floor living. Ideally located in Lloydminster, Alberta, Nova Place is just minutes from shopping, restaurants, grocery stores, and the Servus Sports Centre, making it easy to enjoy everything the city has to offer. This unit also includes the added convenience of two parking stalls, providing plenty of room for your vehicles or guests. If you're looking for a move-in-ready condo in a fantastic location with excellent value, this is one you won't want to miss!