



GRASSROOTS
REALTY GROUP

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102B, 5101 18 Street
Lloydminster, Alberta

MLS # A2334709



\$154,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	972 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	MDR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to easy, maintenance-free living in this spacious 2-bedroom, 2-bathroom ground-floor condo! Thoughtfully designed, this condo features a bright and inviting layout with a large living room, perfect for relaxing or entertaining. The primary bedroom offers the convenience of a private 4-piece ensuite, while the second bedroom and full bathroom provide flexibility for guests, family, or a home office. Enjoy the peace of mind that comes with all new appliances (2025), making this home truly move-in ready. Ideally located just steps from the Servus Sports Centre (Multiplex), scenic walking paths, coffee shops, and restaurants, you'll love the convenience of having everything you need close by. Condo fees include heat, water, sewer, garbage collection, snow removal, and interior and exterior common area maintenance, allowing you to spend less time on upkeep and more time enjoying your life. 2 parking stalls are included with this condo and they are located close to the unit. Whether you're a first-time buyer, downsizing, or looking for an excellent investment opportunity, this well-maintained condo offers comfort, convenience, and exceptional value.