



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

406B, 5101 18 Street
Lloydminster, Alberta

MLS # A2341071



\$164,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Guest, Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Other	Zoning:	MDR
Foundation:	-	Utilities:	-
Features:	See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Top-floor living, elevator access and two parking stalls give this Nova Place condo a combination that's easy to appreciate — and the unit itself shows exceptionally well. This east-facing two-bedroom, two-bathroom unit has been very well cared for with an open layout that feels bright, comfortable and easy to live in. The kitchen, dining and living areas flow together nicely, giving you good everyday living space without feeling chopped up. Laminate flooring runs through the main living area, with tile in the kitchen, bathrooms and laundry area and carpet in the bedrooms. Patio doors off the living room lead to the east-facing balcony, giving you some outdoor space and morning light without the hotter late-day west exposure. The primary bedroom has its own full ensuite and walk-in closet, while the second bedroom is located near the second full bathroom. It is a layout that works well for guests, a roommate or someone wanting a separate office or hobby room while still having a proper second bedroom available when needed. All appliances are included, and having two parking stalls means a two-vehicle household doesn't have to compromise on parking. Being on the top floor means there is no unit above you, and the elevator makes getting there easy. The College Park location also puts walking paths, recreation and south-end amenities within convenient reach. Clean, nicely presented and offering two bedrooms, two full bathrooms, good parking and top-floor living, this is a condo that gets the practical details right.