



GRASSROOTS
REALTY GROUP

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106A, 5101 18 Street
Lloydminster, Alberta

MLS # A2345126



\$184,900

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:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/A
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This pristine, modernized two-bedroom, two-bathroom condo in sought-after Nova Place is completely turn-key and designed for easy living. The bright open-concept layout features a fresh white kitchen with an island that flows seamlessly into the dining and living areas, creating a clean, modern, and functional space. Fresh modern paint and new laminate flooring throughout elevate the entire unit and give it a cohesive, move-in-ready feel. The two-bedroom, two-bathroom layout offers both space and functionality, while the location of this unit truly sets it apart. Backing onto beautiful greenery, you get added privacy and peaceful views right outside your door. Step onto the private patio and enjoy your own little oasis. Modern, pristine, private, and completely turn-key, this is a standout unit in Nova Place that offers low-maintenance living without sacrificing style or outdoor space.