



GRASSROOTS
REALTY GROUP

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203, 4102 69 Avenue
Lloydminster, Alberta

MLS # A2351726



\$235,000

Division:	West Lloydminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,066 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Pad, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler
Floors:	Carpet, Tile, Vinyl
Roof:	-
Basement:	-
Exterior:	Stucco
Foundation:	-
Features:	Elevator, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 670
LLD:	-
Zoning:	R4
Utilities:	-

Inclusions: none

CORNERSTONE - 1066 Sq Ft, 2 Bed + 2 Bath, DOUBLE PARKING + Full Amenities! The One You've Been Waiting For in Cornerstone! Welcome to this IMMACULATE and exceptionally well-maintained 1066 sq. ft., 2 bedroom, 2 bathroom condo. This move-in ready, carefree living at its best! Inside you'll love the bright, open-concept layout with large living room flowing to dining and kitchen. The kitchen shines with rich wood cabinets, tile backsplash, stainless steel appliances (fridge, stove, microwave, dishwasher), and plenty of counter space. Two generous bedrooms, two full baths, A/C, push-button electric blinds, in-suite laundry, and large windows bringing in natural light. DOUBLE PARKING INCLUDED: 1 underground heated stall + 1 above-ground stall - a huge bonus! Condo Fee \$670/month includes heat, water, garbage, snow removal & building maintenance - worry-free living! Outstanding Building Amenities in Cornerstone: • Fitness Gym - no need for a gym membership • Entertainer's Lounge - perfect for hosting larger gatherings with family & friends • Guest Suite for Rent - have family or friends stay over in the building's private rentable suite • Elevator Access for easy coming and going. This is one of the cleanest condos you will see, with pride of ownership throughout. Cornerstone is one of the most sought-after buildings in the area for its location, amenities, and well-run condo board. If you want low-maintenance, turn-key, double parking and amazing amenities - this is IT!