

# \$299,900 - 326, 4102 69 Avenue, Lloydminster

MLS® #A2237623

**\$299,900**

2 Bedroom, 2.00 Bathroom, 1,461 sqft

Residential on 0.03 Acres

Parkview Estates, Lloydminster, Alberta

This stunning 1460 sq ft 2 bedroom condo boasts expansive living spaces, high ceilings, and an abundance of natural light. Enjoy seamless indoor-outdoor living on the expansive east-facing deck, complete with natural gas hookup for effortless outdoor cooking and BBQs.

**\*Included Features:\***

- 2 underground parking stalls
- Car wash station
- Air conditioning
- A convenient gym
- Luxurious lounge
- 5-piece ensuite featuring double sink
- Additional 4-piece bathroom
- Expansive east-facing deck with natural gas hookup

**\*Perfect for entertaining and everyday living!\***

Built in 2010

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2237623    |
| Price          | \$299,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,461       |
| Acres          | 0.03        |
| Year Built     | 2010        |
| Type           | Residential |



|          |                  |
|----------|------------------|
| Sub-Type | Apartment        |
| Style    | Multi Level Unit |
| Status   | Active           |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 326, 4102 69 Avenue |
| Subdivision | Parkview Estates    |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V2H9              |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Fitness Center, Guest Suite, Recreation Room, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 2                                                                                                                  |
| Parking        | Garage Door Opener, Heated Garage, Heated Driveway, Secured, Titled, Underground                                   |
| # of Garages   | 2                                                                                                                  |

### Interior

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Walk-In Closet(s)                                                                                                               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | In Floor, Natural Gas, Hot Water                                                                                                        |
| Cooling           | Wall/Window Unit(s)                                                                                                                     |
| # of Stories      | 4                                                                                                                                       |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Corner Lot      |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 121            |
| Zoning         | R4             |
| HOA Fees Freq. | MON            |

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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