

# \$155,000 - 313, 4102 69 Avenue, Lloydminster

MLS® #A2247991

**\$155,000**

1 Bedroom, 1.00 Bathroom, 783 sqft  
Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Picture yourself arriving home to this beautifully maintained third-floor, one-bedroom condo in one of the city's most prestigious addresses. You pass through secure entry doors and into a professionally managed building designed for comfort and convenience—complete with two elevators, a guest suite for visitors, a meeting room, owners' lounge, fitness room, and heated underground parking. Inside your unit, soaring ceilings and an open-concept layout create an airy, inviting space. The massive bedroom offers room to relax, while the functional kitchen—with its breakfast bar island and included appliances—makes every meal a pleasure. Step out onto your west-facing balcony and enjoy sunsets in peace. Your oversized four-piece bathroom, in-suite laundry, and air conditioning make daily living effortless. And with condo fees covering nearly everything—common area and exterior maintenance, garbage removal, lawn care, snow removal, heat, water, sewer, insurance, and reserve fund contributions—you can spend more time enjoying life and less time worrying about chores. From here, you're just minutes from shopping, restaurants, fitness facilities, and everyday services. At Cornerstone Condos, you're not just buying a home—you're stepping into a lifestyle of ease, security, and style. Don't miss out on exploring every detail through our immersive 3D virtual tour experience.



Built in 2010

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247991          |
| Price          | \$155,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 783               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 313, 4102 69 Avenue |
| Subdivision | Parkview Estates    |
| City        | Lloydminster        |
| County      | Lloydminster        |
| Province    | Alberta             |
| Postal Code | T9V 2H9             |

## Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Party Room, Trash, Visitor Parking, Guest Suite |
| Parking Spaces | 1                                                                                     |
| Parking        | Garage Door Opener, Heated Garage, Stall, Underground                                 |

## Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Storage                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Hot Water, Natural Gas, Boiler                                       |
| Cooling           | Wall/Window Unit(s)                                                  |
| # of Stories      | 4                                                                    |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                       |
|-----------------|---------------------------------------|
| Lot Description | City Lot, Landscaped, Rectangular Lot |
| Roof            | Asphalt/Gravel                        |
| Construction    | Brick, Stucco, Vinyl Siding           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 37                |
| Zoning         | R4                |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | CENTURY 21 DRIVE |
|----------------|------------------|

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