

# \$334,900 - 326, 4102 69 Avenue, Lloydminster

MLS® #A2237623

## \$334,900

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:\***

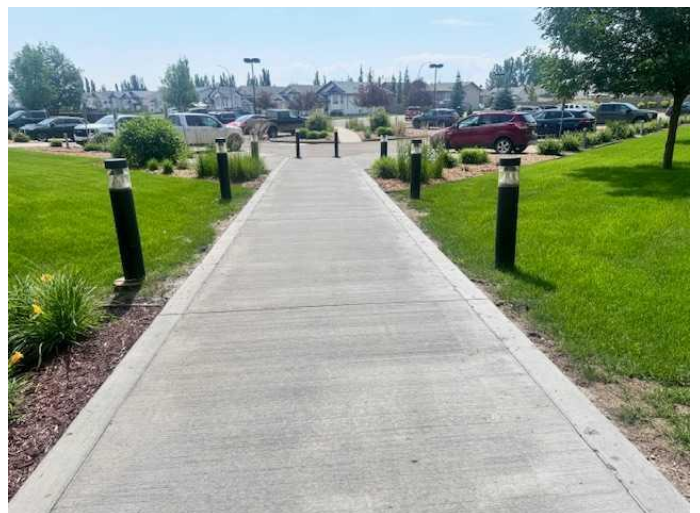
- 2 underground parking stalls
- Car wash station
- Air conditioning
- A convenient gym
- Luxurious lounge
- 5-piece ensuite featuring double sink
- Additional 4-piece bathroom
- Expansive east-facing deck with natural gas hookup

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

Built in 2010

## Essential Information

MLS® #	A2237623
Price	\$334,900
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, Secured, Titled, Underground, Heated Driveway
# of Garages	2

### Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Wall/Window Air Conditioner, Washer, Window Coverings
Heating	In Floor, Hot Water, Natural Gas
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	66
Zoning	R4
HOA Fees Freq.	MON

**Listing Details**

Listing Office                    eXp Realty (Lloyd)

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