

\$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, Guest Suite, Parking, Party Room, Trash, Visitor Parking
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	Boiler, Hot Water, Natural Gas
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	8
Zoning	R4

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.