

# \$154,900 - 106a, 6608 42 Street, Lloydminster

MLS® #A2255353

## \$154,900

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this charming one-bedroom, one-bathroom condo located on the main floor of the well-managed La Tierra building. This unit boasts a generous-sized bedroom and a spacious living room, perfect for relaxing. The kitchen features a large island, ideal for entertaining and meal prep. You'll love the convenience of the big laundry room/pantry. The condo has been updated with new vinyl plank flooring and has been professionally painted, giving it a fresh and modern feel. Plus, it comes with an assigned parking stall. The condo fees cover building insurance, property maintenance, property management, garbage, and heat, so you can enjoy stress-free living. Don't miss out on this fantastic opportunity!

Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255353    |
| Price          | \$154,900   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 695         |
| Acres          | 0.00        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Apartment   |



|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 106a, 6608 42 Street |
| Subdivision | Parkview Estates     |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Alberta              |
| Postal Code | T9V 3L1              |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Elevator(s), Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                 |
| Parking        | Assigned, Stall                                   |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Open Floorplan                                               |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Baseboard                                                    |
| Cooling           | Wall Unit(s)                                                 |
| # of Stories      | 3                                                            |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 9                   |
| Zoning         | R4                  |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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