

**301A, 5101 18 Street  
Lloydminster, Alberta**

**MLS # A2208333**



**\$149,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	975 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 536
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

Excellent value! Here's a great opportunity for home ownership at a very affordable price. This is a 2 bedroom, 2 bath unit on the desirable third floor in building A. This well maintained home includes all the appliances and new vinyl plank flooring will be installed to replace the laminate. These buildings have just gone through a major renovation which included siding, balconies, windows and more. This unit has a newer washer and dryer, newer carpets in the bedrooms, fresh paint, and newer toilets. Condo fees are very reasonable as they include, heat, water, garbage, common insurance and maintenance and reserve fund. All this and you get 2 parking stalls! Check out the 3D virtual tour!