

# \$299,900 - 326, 4102 69 Avenue, Lloydminster

MLS® #A2237623

**\$299,900**

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:\*

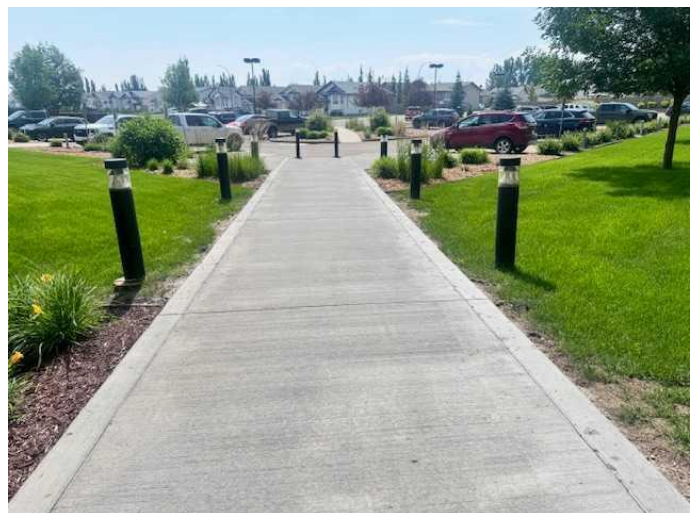
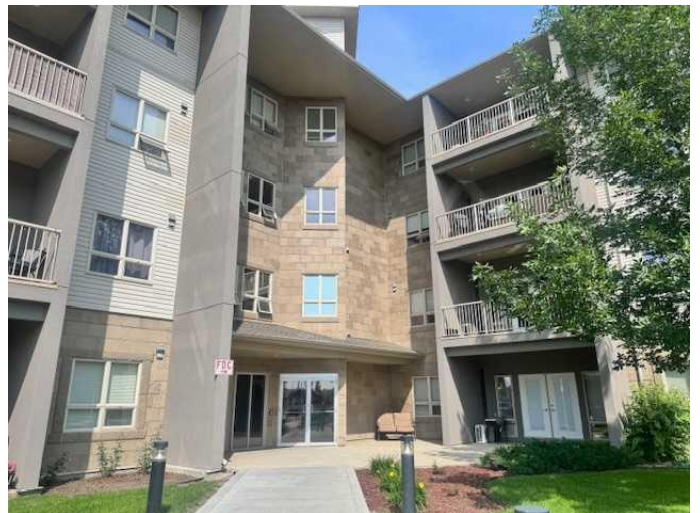
- 2 underground parking stalls
- Car wash station
- Air conditioning
- A convenient gym
- Luxurious lounge
- 5-piece ensuite featuring double sink
- Additional 4-piece bathroom
- Expansive east-facing deck with natural gas hookup

\*Perfect for entertaining and everyday living!\*

Built in 2010

## Essential Information

MLS® #	A2237623
Price	\$299,900
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, Heated Driveway, Secured, Titled, Underground
# of Garages	2

### Interior

Interior Features	Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner
Heating	In Floor, Natural Gas, Hot Water
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	120
Zoning	R4
HOA Fees Freq.	MON

## Listing Details

Listing Office            eXp Realty (Lloyd)

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.