

# \$149,900 - 303b, 5101 18th Street, Lloydminster

MLS® #A2247635

**\$149,900**

2 Bedroom, 2.00 Bathroom, 1,087 sqft

Residential on 0.00 Acres

College Park, Lloydminster, Alberta

Welcome to the NOVA, where location, lifestyle, and long-term value meet! Situated in the prestigious College Park neighborhood and just a short walk to the Servus Sports Centre, this beautifully maintained 2 bedroom, 2 bathroom third-floor condo is an incredible opportunity for first-time buyers, downsizers, or savvy investors.

The building has just completed a major exterior renovation—adding long-term value without the wait or disruption of construction. It's done, and it's stunning!

Step inside to an open concept kitchen, living, and dining area, thoughtfully designed for both entertaining and everyday living. Enjoy the warmth and natural light from your west-facing balcony, perfect for relaxing or hosting.

The primary bedroom features a spacious 4-piece ensuite, and you'll love the added convenience of in-suite laundry. Functional, stylish, and move-in ready, this unit checks all the boxes.

Units in this complex are selling fast—don't miss this turn-key opportunity to own a low-maintenance home or generate solid rental income in a prime location.

The choice is yours. Don't wait—book your showing today!



Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247635          |
| Price          | \$149,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,087             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 303b, 5101 18th Street |
| Subdivision | College Park           |
| City        | Lloydminster           |
| County      | Lloydminster           |
| Province    | Alberta                |
| Postal Code | T9V 2G7                |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | None               |
| Parking Spaces | 1                  |
| Parking        | See Remarks, Stall |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Boiler                                                 |
| Cooling           | Wall/Window Unit(s)                                    |
| # of Stories      | 4                                                      |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Construction      | Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 3                 |
| Zoning         | R4                |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | 2 PERCENT REALTY ELITE |
|----------------|------------------------|

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