

# \$209,900 - 114, 6802 42 Street, Lloydminster

MLS® #A2233111

**\$209,900**

3 Bedroom, 2.00 Bathroom, 1,223 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Rare 3-Bedroom Condo in Los Lagos â€” Ideal for Students or Investors! Spacious, affordable, and hard to findâ€”this 1,223 sq ft end-unit condo in the sought-after and secure Los Lagos complex is a standout opportunity. Perfectly suited for students heading to college this fall or savvy investors seeking solid rental potential, this well-maintained unit offers comfort, function, and value. Inside, you'll find a bright open-concept kitchen, dining, and living areaâ€”great for hosting friends or relaxing after class. The layout features three generously sized bedrooms, including a primary suite with a large walk-in closet and full 4pc ensuite. Two additional bedrooms each have great closet space, and thereâ€™s another full 4pc bathroom as well. Extras include a spacious in-suite laundry room with added storage, a walk-in entry closet, all kitchen appliances, and both underground and above-ground parking. Water and heat are included in the condo feesâ€”leaving only power and internet to cover. A brand new washer and dryer are also being installed for the new owner. Tucked quietly at the edge of the building and located close to schools, shopping, and key amenities, this is a safe and practical home that wonâ€™t last long. Just bring your clothes and groceriesâ€”youâ€™re home!

Built in 2006

## Essential Information



MLS® #	A2233111
Price	\$209,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,223
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	114, 6802 42 Street
Subdivision	Parkview Estates
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 2H5

### Amenities

Amenities	Elevator(s), Fitness Center, Parking
Parking Spaces	2
Parking	Assigned, Garage Door Opener, Parkade, Stall, Titled, Underground, Parking Lot
# of Garages	1

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Wall/Window Air Conditioner
Heating	In Floor, Hot Water
Cooling	Wall Unit(s)
# of Stories	4
Basement	None

### Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	11
Zoning	R4

### **Listing Details**

Listing Office	RE/MAX OF LLOYDMINSTER
----------------	------------------------

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.