## 105B, 5101 18 Street Lloydminster, Alberta

MLS # A2202224

\$125,000

		Division:	College Park  Residential/Low Rise (2-4 stories)  Apartment-Single Level Unit			
		Type:				
		Style:				
		Size: Beds: Garage:	804 sq.ft.  1 Stall	Age:	2006 (19 yrs old)	
				Baths:		
		Lot Size:	-			
		Lot Feat:	-			
Heating:	Baseboard			Water:	-	
Floors:	Carpet, Ceramic Tile, Laminate			Sewer:	-	
Roof:	Tar/Gravel			Condo Fee	\$ 395	
Basement:	-			LLD:	-	
Exterior:	Cement Fiber Board, Vinyl Siding			Zoning:	R4	
Foundation:	-			Utilities:	-	
		en Floorplan, Viny	I \ <i>\(\)</i> :			

IMMEDIATE POSSESSION at Nova Place with sellers who are motivated to consider your offer! A great step into home ownership or for investment potential. This main floor-one bedroom unit has laminate and tile flooring in the open-concept living and kitchen area and carpet in the supersized bedroom. The bathroom has seen a recent refresh with brand new tile flooring installed! The white, U-shaped kitchen is a functional layout with eat up island, and all of the appliances and window coverings are included. There is in-suite laundry which also provides for handy additional storage space. This unit has one electrified parking stall and there is also plenty of visitor parking available for your guests. Nova Place is a secure building in a really nice south-end, College Park location with easy access to amenities and restaurants, walking paths and the Servus Sports Centre. Extensive renovations have recently been completed to the building envelope and the property is professionally managed. Condo fees include reserve fund, heat and water, basic insurance, common area maintenance, exterior maintenance and garbage removal. Make your move!