

# \$169,900 - 207b, 6608 42 Street, Lloydminster

MLS® #A2257392

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,034 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

Welcome to this spacious and bright 2-bedroom, 1-bathroom La Tierra condo offering over 1,000 sq. ft. of comfortable living space. Located on the second floor of Building B, this unit benefits from the convenience of an elevator—perfect for moving, carrying groceries, and adding resale value.

The south-facing layout fills the unit with natural sunlight, which you can enjoy year-round from your private balcony. Inside, laminate flooring flows throughout, making it easy to maintain and a smart choice for both homeowners and investors. The kitchen is bright and open, featuring stainless steel appliances and plenty of counter space, while the adjoining dining area offers room for a full dining set—something not always found in condo living.

The open-concept design continues into the spacious living room, creating a great flow for everyday living and entertaining. Both bedrooms are impressively sized, with the primary suite large enough for king-sized furniture and complete with a walk-in closet. The bathroom is generously sized as well, and there's even a walk-in pantry with in-suite laundry for added convenience.

Additional features include a wall-mounted air conditioner to keep you cool in the summer, one assigned parking stall, and visitor parking for guests. Condo fees cover heat, water,



garbage, and exterior maintenance”leaving you with worry-free living.

The location is another highlight”close to schools, amenities, and with quick access to the highway for an easy commute. With its size, layout, and thoughtful features, this condo truly feels like the main floor of a home.

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2257392          |
| Price          | \$169,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,034             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 207b, 6608 42 Street |
| Subdivision | Parkview Estates     |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Alberta              |
| Postal Code | T9V 3L1              |

**Amenities**

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

**Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, See Remarks   |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Boiler, In Floor                                       |
| Cooling           | Wall Unit(s)                                           |
| # of Stories      | 3                                                      |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Asphalt Shingle |
| Construction      | Stucco          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 3                    |
| Zoning         | R4                   |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | eXp Realty (Lloyd) |
|----------------|--------------------|

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