

# \$219,900 - 408, 6802 42, Lloydminster

MLS® #A2268607

## \$219,900

2 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.00 Acres

Parkview Estates, Lloydminster, Alberta

This top-floor condo is one of the larger units in the building and sits on the quiet 4th floor, offering both space and privacy. The wide open floor plan includes a huge peninsula island—perfect for cooking or entertaining—and even features a pantry for added storage. The kitchen is equipped with sleek dark appliances that give it a modern, polished look. Step outside to a secluded balcony tucked in the corner of the building, where you can relax in peace and enjoy the view. With 2 bedrooms and 2 bathrooms, including a comfortable primary suite, this pristine home combines comfort, style, and convenience. Two elevators, underground parking near the elevator, and an additional surface stall make everyday living effortless. Move-in ready and easy to love!

Built in 2006

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2268607    |
| Price          | \$219,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,088       |
| Acres          | 0.00        |
| Year Built     | 2006        |
| Type           | Residential |



|          |                   |
|----------|-------------------|
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 408, 6802 42     |
| Subdivision | Parkview Estates |
| City        | Lloydminster     |
| County      | Lloydminster     |
| Province    | Alberta          |
| Postal Code | T9V 2H5          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Visitor Parking |
| Parking Spaces | 2                                                     |
| Parking        | Enclosed, Heated Garage, Underground                  |
| # of Garages   | 1                                                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Pantry                               |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Wall/Window Air Conditioner |
| Heating           | Boiler, Natural Gas                                                                                    |
| Cooling           | Wall Unit(s)                                                                                           |
| # of Stories      | 4                                                                                                      |

### Exterior

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

### Additional Information

|                |                            |
|----------------|----------------------------|
| Date Listed    | November 6th, 2025         |
| Days on Market | 2                          |
| Zoning         | Medium Density Residential |

### 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.