

# \$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 elevatorâ€”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 setâ€”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 thereâ€™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 maintenanceâ€”leaving you with worry-free living.

The location is another highlightâ€”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
Zoning	R4

## Listing Details

Listing Office	eXp Realty (Lloyd)
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