

# \$129,900 - 105b, 5101 18 Street, Lloydminster

MLS® #A2202224

**\$129,900**

1 Bedroom, 1.00 Bathroom, 804 sqft

Residential on 0.00 Acres

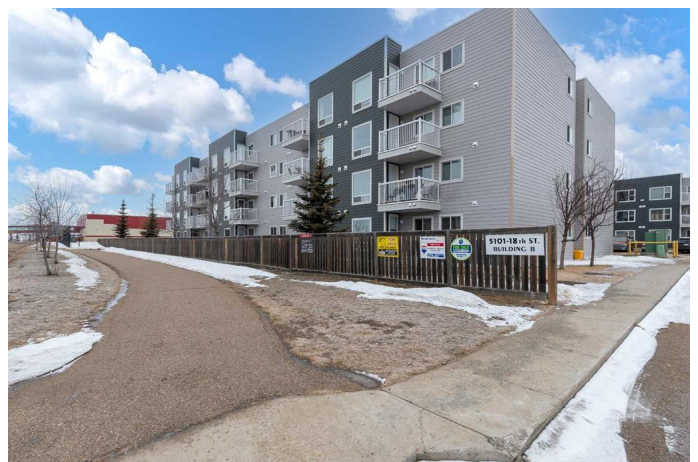
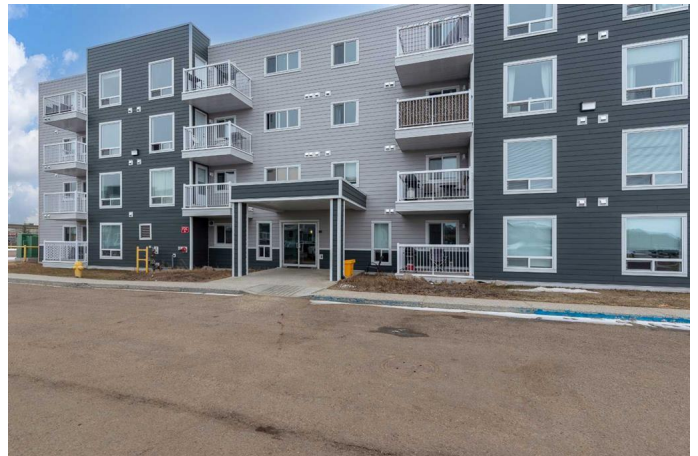
College Park, Lloydminster, Alberta

Immediate possession at Nova Place! 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 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, 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 and loan funds, heat and water, basic insurance, common area maintenance, exterior maintenance and garbage removal. Make your move!

Built in 2006

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2202224  |
| Price     | \$129,900 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 804               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 105b, 5101 18 Street |
| Subdivision | College Park         |
| City        | Lloydminster         |
| County      | Lloydminster         |
| Province    | Alberta              |
| Postal Code | T9V 2G7              |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Elevator(s) |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Elevator, Kitchen Island, Open Floorplan, Vinyl Windows, Laminate Counters                 |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony                          |
| Roof              | Tar/Gravel                       |
| Construction      | Vinyl Siding, Cement Fiber Board |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 158              |

|                |     |
|----------------|-----|
| Zoning         | R4  |
| HOA Fees       | 395 |
| HOA Fees Freq. | MON |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | COLDWELL BANKER - CITY SIDE REALTY |
|----------------|------------------------------------|

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