

**303B, 5101 18th Street
Lloydminster, Alberta**

MLS # A2247635



\$144,900

Division:	College Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,087 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 550
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions:	NA
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Welcome to the NOVA, where location, lifestyle, and long-term value meet! Situated in the prestigious College Park neighborhood and just a short walk to the Servus Sports Centre, this beautifully maintained 2 bedroom, 2 bathroom third-floor condo is an incredible opportunity for first-time buyers, downsizers, or savvy investors. The building has just completed a major exterior renovation—adding long-term value without the wait or disruption of construction. It's done, and it's stunning! Step inside to an open concept kitchen, living, and dining area, thoughtfully designed for both entertaining and everyday living. Enjoy the warmth and natural light from your west-facing balcony, perfect for relaxing or hosting. The primary bedroom features a spacious 4-piece ensuite, and you’ll love the added convenience of in-suite laundry. Functional, stylish, and move-in ready, this unit checks all the boxes. Units in this complex are selling fast—don’t miss this turn-key opportunity to own a low-maintenance home or generate solid rental income in a prime location. The choice is yours. Don’t wait—book your showing today!