

**205, 5116 49 Street
Lloydminster, Alberta**

MLS # A2280873

\$219,950



Division:	Central Business District	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Multi Level Unit	
Size:	970 sq.ft.	Age: 1998 (28 yrs old)
Beds:	2	Baths: 2
Garage:	Underground	
Lot Size:	-	
Lot Feat:	-	

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 444
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	See Remarks		
Inclusions:	N/A		

Welcome to easy, low-maintenance adult living in the heart of downtown Lloydminster. This well-appointed second-floor condo offers the convenience of an elevator-equipped building, secure heated underground parking, and a comfortable residents' lounge—perfect for socializing or relaxing. Inside, the unit features durable vinyl plank flooring throughout and a spacious, functional layout. The large living and dining areas are filled with natural light and open onto a south-facing balcony, ideal for enjoying sunshine year-round. The kitchen offers ample cabinetry and counter space, making everyday living and entertaining a breeze. Two generously sized bedrooms provide flexibility for guests or a home office. The primary bedroom includes a private 4-piece ensuite, while a second bathroom is conveniently located for visitors. In-suite laundry and a dedicated storage area add to the home's practicality and comfort. Located close to downtown amenities, walking paths, shopping, and services, this condo is an excellent opportunity for those seeking a secure, quiet, and maintenance-free lifestyle.