



GRASSROOTS
REALTY GROUP

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102, 5116 49 Street
Lloydminster, Alberta

MLS # A2234782



\$229,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	934 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 363
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	C1
Foundation:	-	Utilities:	-
Features:	Laminate Counters		

Inclusions: NA

Welcome to your next chapter in this well-maintained 2-bedroom, 2-bathroom condo, perfectly located in the heart of downtown Lloydminster. This no-pets, no-smoking home is part of a secure and professionally managed building with an excellent condo board and truly great neighbours — a community you'll be proud to join. Step inside and you'll instantly notice the bright, cheerful kitchen and natural light that flows throughout the space. The thoughtful layout offers both privacy and functionality, with easy-to-maintain carpet and lino flooring underfoot. Your heated underground parkade spot keeps your vehicle protected year-round, while the central location puts shopping, dining, and everyday essentials just steps away. Whether you're downsizing or simplifying, this is a fantastic place to set down roots and enjoy a lifestyle focused on ease, comfort, and connection.