



206, 5116 49 Street  
Lloydminster, Alberta

MLS # A2289862



**\$234,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,194 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Garage Door Opener, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 511
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	HDR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to easy, low-maintenance adult living in Maples II. This 2 bedroom condo offers a comfortable layout, secure heated underground parking (1 stall), elevator access, and a welcoming common area—perfect for visiting with neighbours or hosting a small family gathering. Inside, you’ll appreciate the fresh paint and new laminate flooring that gives the home a clean, updated feel while keeping the warmth of the original oak kitchen cabinetry. The living and dining area is spacious and bright, with north-facing windows and a door to the balcony, plus an additional south-facing window at the other end of the room—nice light throughout the day. The primary bedroom is a great size and includes two closets (including a walk-in) and a 3-piece ensuite. A second bedroom is perfect for guests, a home office, or a hobby room, with a 4-piece main bathroom close by. One standout feature is the large laundry room, ideal for extra storage, shelving or a freezer. Comfortable, secure and well cared for—this is a great option for anyone looking to simplify without giving up space.