



**302, 5120 49 Street
Lloydminster, Alberta**

MLS # A2291417



\$214,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,134 sq.ft.	Age:	1996 (30 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	Central Commercial
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to The Maples, a well maintained condo building located at the corner of 52nd Avenue and 49th Street in Lloydminster, Alberta. This top floor unit features 2 bedrooms and 2 bathrooms with a bright, open layout that offers both comfort and functionality. With 1,129 square feet of living space, this North facing condo enjoys great natural light throughout the day along with beautiful sunset views. The kitchen is nicely laid out and connects smoothly with the dining and living area, creating a welcoming space that works well for everyday living or entertaining guests. This unit includes one parking stall in the heated street-level parkade, along with a separate storage unit for added convenience. The building also offers elevator access, making it easy to move between floors. Residents can also enjoy the main floor recreation room, a great place to gather with neighbours, play cards, or host family and friends. Condo fees include heat, water, garbage and snow removal, exterior and common area maintenance, building insurance, and contributions to the reserve fund. If you are looking for a low maintenance home in a quiet, well cared for building, this condo offers a comfortable lifestyle and is a great option for downsizing or simplifying everyday living.