



**204, 5117 50 Street  
Lloydminster, Alberta**

**MLS # A2300609**



**\$239,900**

<b>Division:</b>	Central Business District		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Stucco	<b>Zoning:</b>	HDR
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Laminate Counters, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained apartment in the sought-after adult living community of The Madison, offering the perfect blend of space, comfort, and style for easy, low-maintenance living. Start your mornings on the covered balcony with a coffee in hand as you take in the peaceful views, then step inside to an open-concept living space filled with natural light and a quality kitchen featuring a stunning tile backsplash, new appliances, updated flooring, and modern countertops—perfect for both everyday living and entertaining. This home offers two spacious bedrooms, including a private primary suite with a walk-in closet and a three-piece ensuite, along with a four-piece main bathroom; both bathrooms are equipped with tall-height toilets for added comfort. Additional highlights include in-unit laundry with a new washer and dryer, central air conditioning, and ample storage. The well-maintained building features heated underground parking with storage units, elevator access, and a welcoming clubroom for social gatherings, while the \$341/month condo fees cover water, heat, maintenance, underground parking, landscaping, and snow removal. Ideally located in Lloydminster’s West Central Business District, this must-see home is just moments from downtown and close to shopping, dining, and all essential amenities.