



**#207, 5117 50 Street
Lloydminster, Alberta**

MLS # A2301840



\$225,000

Division:	West Lloydminster		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,112 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Enclosed, Garage Door Opener, Parkade, Paved, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 347
Basement:	-	LLD:	-
Exterior:	Metal Frame, Stucco	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to the Madison—an inviting adult living condo perfectly situated in the heart of downtown. Enjoy the convenience of being just steps away from shopping, dining, and a full range of professional services, all within easy walking distance. This bright and spacious two-bedroom corner unit offers a comfortable and functional layout, complete with all appliances and the added convenience of in-suite laundry. Step outside onto the wrap-around deck, where the desirable south-facing exposure fills the home with natural light throughout the day—especially welcome during the colder months. In the summer, central air conditioning ensures a cool and comfortable indoor environment. The building is thoughtfully maintained and designed with lifestyle in mind, featuring underground assigned parking, a separate storage unit, and a recreation room—perfect for socializing over coffee or enjoying a game of cards with friends and neighbors. A special assessment fee of \$1000 is due annually for the Reserve Fund. Whether you're looking to downsize or embrace a relaxed, low-maintenance lifestyle, the Madison is a wonderful place to call home during your retirement years.