



201, 5120 49 Street
Lloydminster, Alberta

MLS # A2303037



\$224,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,125 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:	Metal	Condo Fee:	\$ 528
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Open Floorplan, See Remarks		

Inclusions: N/A

Welcome to The Maples, a well maintained and secure condo building known for its peaceful setting and strong sense of community. This bright second-floor corner unit offers plenty of natural light throughout, creating a warm and inviting space that feels comfortable from the moment you walk in. The layout is functional and easy to enjoy, whether you're relaxing at home or hosting friends and family. Owners in The Maples take pride in the building, and it truly shows—it's a place where neighbours know each other and look out for one another. You'll appreciate the convenience of underground parking along with your own separate storage unit, giving you that extra space that's always needed. The building itself is quiet, clean, and well cared for, making it an ideal option for anyone looking for low maintenance living in a welcoming environment. If you're looking for a bright, secure condo with a true community feel, this unit in The Maples is definitely worth a look.