



**GRASSROOTS**  
REALTY GROUP

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106, 5116 49 Street  
Lloydminster, Alberta

MLS # A2207877



**\$195,000**

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	914 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 354
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to adult condo-living at The Maples! Includes elevator and underground parking. This 2 bedroom, 1.5 bathroom adult-living condo offers an open-concept layout, a bright living space, and a spacious primary bedroom with a 2-piece ensuite. There is also a 4-piece bathroom, in-suite laundry, plenty of storage, and a second bedroom for any company that comes to visit! Just off the living room is a balcony where you can enjoy your morning coffee, or you can head down to the community lounge on the main floor to catch-up with your neighbours. Not only does The Maples offer a great sense of community, but it also offers accessibility with stairs and an elevator for your convenience. Underground parking and assigned storage for each unit is also included. The monthly condo fee of \$353.92 covers internal common area maintenance, exterior building maintenance, yard care, snow removal, common insurance, heat, sewer, trash, and reserve fund contributions. Owners also pay an addition reserve fund contribution of \$550.00 every 6 months (\$1,100.00 a year). Interested in adult-condo living? Call to view!