

# \$194,900 - 104, 5120 49 Street, Lloydminster

MLS® #A2241768

**\$194,900**

2 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.00 Acres

Central Business District, Lloydminster, Alberta

Experience easy, low-maintenance living at The Maples—an inviting adult condo community. This well-kept 2-bedroom, 2-bathroom unit features a functional open layout with a sunny living room and a large primary suite complete with its own 3-piece ensuite and large walk-in closet. You'll also find a second full bathroom, convenient in-suite laundry, generous storage, and a second bedroom that's perfect for guests. Step out onto your private balcony for a quiet moment or visit the main-floor common room to connect with friendly neighbours. Accessibility is top of mind, with both stairs and elevator access, plus a heated underground parking stall and assigned storage. A monthly condo fee of \$380.71 takes care of heat, water, sewer, garbage, building maintenance, snow removal, insurance for common areas, and reserve fund contributions. If you're looking for a welcoming, secure, community-oriented condo lifestyle, this could be the one! Call today to book a showing.

Built in 1996

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2241768  |
| Price    | \$194,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,044             |
| Acres          | 0.00              |
| Year Built     | 1996              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 104, 5120 49 Street       |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0K4                   |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Storage, Trash, Recreation Room                                       |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Concrete Driveway, Garage Door Opener, Heated Garage, Stall, Underground |
| # of Garages   | 1                                                                                  |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Elevator, Laminate Counters, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)                                                               |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings, Wall/Window Air Conditioner, Garburator |
| Heating           | Boiler, Hot Water                                                                                                                                      |
| Cooling           | Wall Unit(s)                                                                                                                                           |
| # of Stories      | 4                                                                                                                                                      |
| Basement          | None                                                                                                                                                   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Roof              | Metal   |

Construction            Stucco

**Additional Information**

Date Listed            July 21st, 2025  
Days on Market        40  
Zoning                  C1

**Listing Details**

Listing Office           RE/MAX OF LLOYDMINSTER

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.