

# \$195,000 - 106, 5116 49 Street, Lloydminster

MLS® #A2207877

**\$195,000**

2 Bedroom, 2.00 Bathroom, 914 sqft

Residential on 0.00 Acres

Central Business District, Lloydminster, Alberta

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!

Built in 1999

## Essential Information

MLS® # A2207877

Price \$195,000



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	914
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	106, 5116 49 Street
Subdivision	Central Business District
City	Lloydminster
County	Lloydminster
Province	Alberta
Postal Code	T9V 0K4

### Amenities

Amenities	Recreation Room
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	Ceiling Fan(s)
Appliances	Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water
Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Stucco

### Additional Information

Date Listed	April 1st, 2025
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Days on Market 88

Zoning C1

## **Listing Details**

Listing Office RE/MAX OF LLOYDMINSTER

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