

# \$229,900 - 102, 5116 49 Street, Lloydminster

MLS® #A2234782

**\$229,900**

2 Bedroom, 2.00 Bathroom, 934 sqft

Residential on 0.00 Acres

Central Business District, Lloydminster, Alberta

Welcome to your next chapter in this well-maintained 2-bedroom, 2-bathroom condo, perfectly located in the heart of downtown Lloydminster. This no-pets, no-smoking home is part of a secure and professionally managed building with an excellent condo board and truly great neighbours – a community you™ll be proud to join.

Step inside and you™ll instantly notice the bright, cheerful kitchen and natural light that flows throughout the space. The thoughtful layout offers both privacy and functionality, with easy-to-maintain carpet and lino flooring underfoot.

Your heated underground parkade spot keeps your vehicle protected year-round, while the central location puts shopping, dining, and everyday essentials just steps away.

Whether you™re downsizing or simplifying, this is a fantastic place to set down roots and enjoy a lifestyle focused on ease, comfort, and connection.

Built in 1999

## Essential Information

MLS® # A2234782

Price \$229,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 934               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 102, 5116 49 Street       |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V0K4                    |

### **Amenities**

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Recreation Room, Secured Parking |
| Parking Spaces | 2                                |
| Parking        | Underground                      |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s), Window Coverings |
| Heating           | Baseboard                                                        |
| Cooling           | None                                                             |
| # of Stories      | 4                                                                |

### **Exterior**

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Stucco  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 31              |
| Zoning         | C1              |

**Listing Details**

Listing Office            LPT Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.