



GRASSROOTS
REALTY GROUP

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201, 5102 47 Street
Lloydminster, Alberta

MLS # A2334368



\$144,999

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	813 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tankless Hot Water		

Inclusions: NONE

Welcome to easy, affordable living in the heart of downtown Lloydminster! This beautifully updated 2-bedroom, 1-bathroom condo has seen numerous renovations and is truly move-in ready. From the moment you step inside, you'll appreciate the modern updates, bright living spaces, and pride of ownership throughout. Whether you're a first-time buyer, downsizing, or looking for a solid investment property, this home checks all the boxes. The functional layout offers two comfortable bedrooms, a spacious living area, and a well-appointed kitchen, while the updated finishes give the entire home a fresh, contemporary feel. On top of this you can enjoy quiet mornings in the comfort of your screened in patio. Complete with its own parking stall and located just minutes from shopping, restaurants, parks, and other downtown amenities, you'll love the convenience this location has to offer. Clean, stylish, and showing exceptionally well, this is one condo you won't want to miss!