



GRASSROOTS
REALTY GROUP

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105, 5116 49 Street
Lloydminster, Alberta

MLS # A2346598



\$199,900

Division:	Central Business District		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	977 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 439
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	HDR
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Best value on a 45+ adult condominium on the Alberta side of Lloydminster. This 2 bedroom, 2 bathroom Maples 2 Condominium is ready for new owners. This building features heated main level parking- the designated parking stall is a straight in drive from the entrance to the parking garage - easy parking space to access. The unit itself is located on the second level of the building and features elevator access, common area and storage on the main level. The location of the building is ideal, with access to the downtown for shopping and banking as well as an easy walk to other amenities. Affordable and easy to own, condo fees include heating cost, common area maintenance, common area electricity, building insurance, water/sewer/garbage, elevator maintenance, reserve fund contributions, snow removal and landscaping.