



**104, 5120 49 Street , Lloydminster, Alberta - \$194,900**



Main Photo

## Property Description

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.



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