

**101, 5102 47 Street**  
**Lloydminster, Alberta**

**MLS # A2179068**



**\$114,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Central Business District          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Low-Rise (1-4)           |               |                   |
| <b>Size:</b>     | 737 sq.ft.                         | <b>Age:</b>   | 1998 (27 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Parkade                  |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 450 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                | <b>Zoning:</b>    | DC1    |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Open Floorplan, Walk-In Closet(s) |                   |        |

**Inclusions:** N/A

If affordability is what you are looking for, then look no further than this immaculate main floor condo!! You will have NO STAIRS to be able to access this unit, making it a great option for anyone who is mobility challenged. The unit comes with one parking stall which is clearly visible from the grade level balcony which faces north. There is an abundance of windows in this unit which floods the interior space with natural light. Newer vinyl plank flooring makes cleaning and caring for this unit especially easy- in this unit you have two bedrooms, one bathroom and an open concept living room, dining room and kitchen. There is no age restriction in this building as a bylaw amendment was initiated making this exceptional unit available for purchase by both new home owners and empty nesters alike!!