

# \$242,900 - 206, 5120 48 Street, Lloydminster

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MLS® #A2261586

**\$242,900**

2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.00 Acres

Central Business District, Lloydminster, Alberta

Welcome to one of Lloydminster's best-kept secrets for mature living! This spacious 2-bedroom, 2-bathroom condo is filled with natural light thanks to plenty of windows and a bright, open layout. Enjoy your own private balcony—perfect for soaking up the sunshine with a morning coffee or afternoon book.

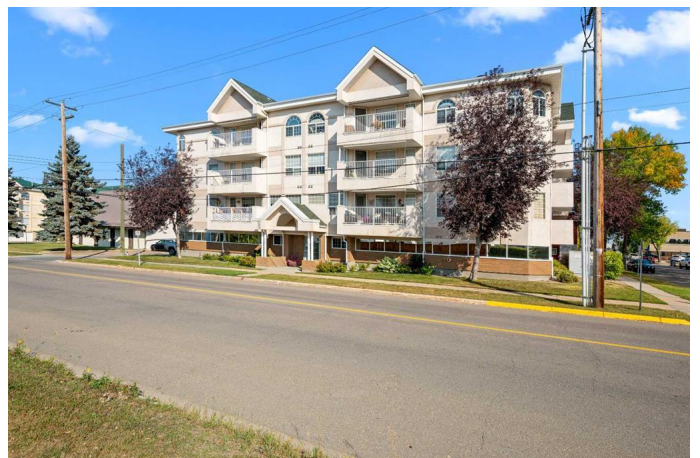
This well-cared-for, self-managed building offers incredible value with condo fees that include heat, insurance, snow removal, and outdoor maintenance.

What truly sets this property apart is the community atmosphere—residents gather daily in the common areas for coffee, games, and social events. You'll also enjoy access to a recreation room, storage lockers, and weekly activities that make it easy to feel right at home.

Rarely do units become available here! Whether for your parents, family members, or yourself are considering a mature living residence (45+), this is the perfect place to enjoy comfort, security, and a welcoming community.

Built in 2006

## Essential Information



|                |                  |
|----------------|------------------|
| MLS® #         | A2261586         |
| Price          | \$242,900        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,186            |
| Acres          | 0.00             |
| Year Built     | 2006             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 206, 5120 48 Street       |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V 0J1                   |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Elevator(s), Recreation Facilities, Visitor Parking |
| Parking Spaces | 1                                                   |
| Parking        | Assigned, Parking Pad                               |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                                         |
| Appliances        | Central Air Conditioner, Dishwasher, Garburator, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                                |
| Cooling           | Central Air                                                                                                         |
| # of Stories      | 4                                                                                                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Roof              | Asphalt Shingle         |
| Construction      | Brick, Concrete, Stucco |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 14                |
| Zoning         | C1                |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | MUSGRAVE AGENCIES |
|----------------|-------------------|

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