

\$238,900 - 206, 5120 48 Street, Lloydminster

MLS® #A2261586

\$238,900

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.

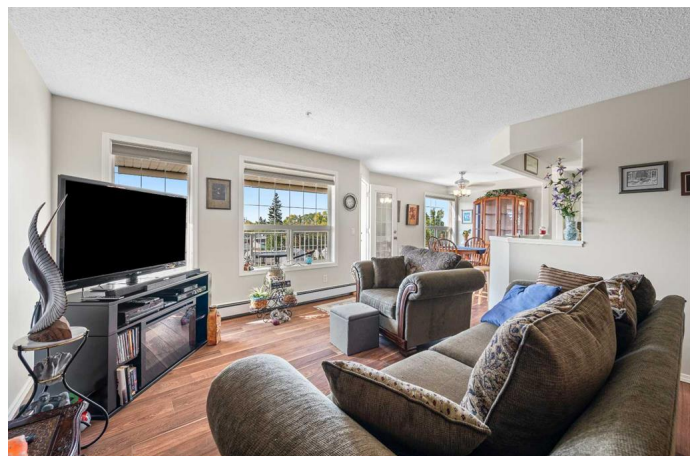
This well-cared-for, self-managed building offers incredible value with condo fees that include heat, insurance, snow removal, and outdoor maintenance.

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	\$238,900
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	Parking Pad, Assigned

Interior

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Garburator
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	18
Zoning	C1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.