

# \$239,950 - 304, 5107 47 Street, Lloydminster

MLS® #A2260031

**\$239,950**

2 Bedroom, 2.00 Bathroom, 1,266 sqft

Residential on 0.00 Acres

Central Business District, Lloydminster, Alberta

Welcome to carefree condo living in this adult-only building offering fantastic amenities including an elevator, fitness center, welcoming lobby, and a rentable meeting/party room for your gatherings. Located on the third floor, this spacious unit features 2 bedrooms and 2 bathrooms, including a primary suite with its own bath. The stylish kitchen is highlighted by quartz countertops and an open design that flows seamlessly into the living and dining areas. Enjoy the bright, south-facing views from your private balcony, filling the home with natural light year-round. Whether you're looking for comfort, convenience, or community, this condo delivers it all.

Built in 1994

## Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2260031         |
| Price          | \$239,950        |
| Bedrooms       | 2                |
| Bathrooms      | 2.00             |
| Full Baths     | 2                |
| Square Footage | 1,266            |
| Acres          | 0.00             |
| Year Built     | 1994             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 304, 5107 47 Street       |
| Subdivision | Central Business District |
| City        | Lloydminster              |
| County      | Lloydminster              |
| Province    | Alberta                   |
| Postal Code | T9V0G1                    |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Amenities      | Elevator(s), Parking, Snow Removal, Storage |
| Parking Spaces | 2                                           |
| Parking        | Parkade, Underground                        |

## Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Central Vacuum, Elevator                                  |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                                |
| Cooling           | Central Air                                               |
| # of Stories      | 9                                                         |

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Balcony  |
| Construction      | Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 12                   |
| Zoning         | DC1                  |

## Listing Details

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

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