



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

**5004 56B Street  
Lloydminster, Alberta**

**MLS # A2215998**



**\$149,900**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1956 (69 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Siding

**Foundation:** Other

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

Available for quick possession. This 1092 sq. ft. home sits on a 7455 sq. ft. lot and has 3 bedrooms, a 4-piece bathroom, an eat-in kitchen, and living area all on the main floor. Outside, you will find a single detached garage and deck space overlooking a large backyard. Close to a school, playground, and convenience store. Call to view!