



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5609 51 Street
Lloydminster, Alberta

MLS # A2225052



\$250,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,132 sq.ft.	Age:	1950 (75 yrs old)
Beds:	1	Baths:	1
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Brush, Few Trees, Front Yard, Landscaped, Lawn, Rectangular L		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks, Sump Pump(s)		

Inclusions: Outdoor sauna

Welcome to this adorable one and half story home, perfectly blending character with modern functionality! This property boasts impressive curb appeal and a warm inviting atmosphere that's sure to capture your heart. Notably, the outside basement walls have been treated with a waterproof membrane to prevent water seepage and ensure effective drainage. An excellent opportunity to own a charming home that's both functional and aesthetically pleasing. NOTE 2nd level may not regulate to RMS standards.