



GRASSROOTS
REALTY GROUP

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**5513 49 Street
Lloydminster, Alberta**

MLS # A2227237



\$274,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	748 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: SEE REMARKS

Whether you're a first-time homebuyer, ready to downsize, or simply looking for a turnkey property without excess space, this refreshed Alberta-side gem checks all the boxes! Thoughtfully updated and meticulously maintained, this cozy 2+1 bedroom home offers comfort, style, and practicality in one complete package. Step inside to find a modern kitchen with stainless steel appliances, newer laminate flooring, and upgraded electrical throughout. Major improvements include: • New shingles (2024) • Vinyl siding (2019) • High-efficiency furnace (2017) • On-demand hot water tank (2019) The bright, south-facing backyard is fully fenced, offering a mature, private outdoor retreat with a deck—perfect for summer lounging. An oversized single garage, plenty of parking with convenient alley access, and ample storage add to the home's functionality. Located on a quiet, tree-lined street and just a short walk from the outdoor pool, this home combines charm, convenience, and value. Don't miss your chance to own a move-in ready home in a welcoming neighborhood!