



GRASSROOTS
REALTY GROUP

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

5409 46 Street
Lloydminster, Alberta

MLS # A2230477



\$279,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1922 (103 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Concrete, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

This 1922 two-storey character home features a detached double garage, and a cozy front veranda, private back yard with all the modern conveniences you need, including appliances and main floor laundry. The main floor features a spacious living room, perfect for entertaining guests or relaxing with the family. With 3 bedrooms up and one in the basement, this home provides ample space for the whole family. Don't miss out on owning a piece of history with this historic home.