



GRASSROOTS
REALTY GROUP

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**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	Water:	-
Floors:	Carpet, Concrete, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

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.