



GRASSROOTS
REALTY GROUP

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5406 45 Street
Lloydminster, Alberta

MLS # A2233176



\$245,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,184 sq.ft.	Age:	1949 (76 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Lawn		

Heating: Forced Air, Natural Gas

Floors: Carpet, Concrete, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Awesome potential in this story and a half home on a tree lined street in a lovely, mature Lloydminster, AB neighbourhood. This is a great property for an individual with vision and handy person skills! Includes appliances and a huge 22' X 32' garage, great for storing all the toys or working on hobbies and projects. Close to an elementary school, a busy shopping district and many restaurants. Make your move!