



**GRASSROOTS**  
REALTY GROUP

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**5316 50 Street  
Lloydminster, Alberta**

**MLS # A2252223**



**\$174,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	1942 (83 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Partially Finished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Smoking Home, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** n/a

Located on AB side Lloydminster. One and a half story with 1331 sq ft on main + upper level. This spacious 3 bedroom character home features an ample sized kitchen/dining area with a full bathroom and one bedroom on the main level. The main level bedroom has original built in drawers/storage. You'll also find a gas fireplace and a large living room area. The upper 2nd floor features the over sized primary bedroom with a seating area and another bedroom adjacent. The basement is mostly unfinished with lots of storage room and a 3 PC bathroom, as well as, a cold room. There is a detached garage (non heated/insulated) and a 10x10 shed with power. If you're looking for a good starter home then this is worth seeing! Includes freezers, fridge, stove, washer/dryer.