



GRASSROOTS
REALTY GROUP

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5610 50 Street
Lloydminster, Alberta

MLS # A2252291



\$269,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	914 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Concrete Driveway, Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, L		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Vinyl Windows

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

Inclusions: N/A

Don't let the size fool you—this updated 914 sq. ft. bungalow is packed with value and opportunity. Charming, Versatile & Move-In Ready! From the refreshed exterior with vinyl siding, newer shingles, leaf-filtered gutters, and updated vinyl windows, to the modern finishes inside, this home is move-in ready. Step inside to a bright, spacious living room and a kitchen with updated countertops, plenty of cabinetry and storage. The main floor also features two large bedrooms and a fully updated 4-piece bathroom with a custom tile surround, new taps on sink, and vanity lighting. Fresh paint and new vinyl plank and lino flooring tie it all together for a clean, modern feel. The lower level offers even more with a basement suite. You'll find a large kitchen/dining area, comfortable living room, generous bedroom with egress window, 4-piece bath, and updated flooring throughout. A big laundry/utility room and extra storage space complete the basement. Outside, enjoy a fully fenced backyard with alley access, a single detached garage with a metal roof, and a storage shed for added convenience. Whether you're looking for a first home or an investment property, this move-in ready beauty one checks all the boxes. Schedule your showing today!