



GRASSROOTS
REALTY GROUP

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5519 49 Street
Lloydminster, Alberta

MLS # A2252861



\$169,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	841 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage, Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Don't miss this fantastic starter home or investment opportunity! Situated on a desirable corner lot across from green space and walking distance to the outdoor pool, this charming bungalow offers a spacious backyard with new fence with alley access and is nestled on a quiet, tree-lined street. Many important updates have already been completed, including upgraded electrical, attic insulation, newer siding, windows, exterior doors, eaves, water heater. Inside, the bright and welcoming eat-in kitchen is filled with natural light and flows seamlessly into the generous living room with original hardwood flooring. Two comfortable bedrooms and a large bathroom complete the main floor. The full basement provides plenty of potential for future development—making this home an excellent choice for both today and tomorrow.