



GRASSROOTS
REALTY GROUP

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5012 47 Street
Lloydminster, Alberta

MLS # A2257492



\$283,000

Division:	Central Business District		
Type:	Residential/House		
Style:	Bungalow		
Size:	739 sq.ft.	Age:	1944 (82 yrs old)
Beds:	2	Baths:	1
Garage:	None		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Unknown	Zoning:	DC1
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

If you're not afraid of a project, this one's for you. This rough-around-the-edges property offers solid square footage and a chance to start fresh. The home is in need of major work inside and out, but it presents strong potential for the right buyer looking to invest sweat equity or plan for redevelopment. Located in a well-situated area of Lloydminster, the zoning is particularly attractive for future commercial development, making this an appealing option for builders, investors, or anyone with a vision for the site's next chapter. Please note: This property must be sold together with MLS® A2254749 and A2257451. Together, these parcels create an exceptional opportunity for redevelopment or land assembly in a central Lloydminster location.