



5505 50 Street
Lloydminster, Alberta

MLS # A2257656



\$215,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s), Vinyl Windows		

Inclusions: N/A

Situated on a street lined with mature elm trees, this 5-bedroom, 2-bathroom bungalow has a family friendly layout with 3-bedrooms on the main level. The well-maintained home is conveniently located close to shopping, the Archie Miller Arena and the Lloydminster Outdoor Pool. The main level features a kitchen with an eating area, the dining room, a spacious living room plus three well-sized bedrooms and a 4-pc bathroom. The lower-level hosts two additional bedrooms, a 3-pc bathroom, the laundry area and storage, as well as a kitchenette. Outside you will find a sun-soaked south-facing deck and backyard — ideal for kids, pets, gatherings, or a garden. Value adding features include vinyl siding and vinyl windows. There is back-alley access to the property. Call to view!