



**GRASSROOTS**  
REALTY GROUP

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**5410 46 Street  
Lloydminster, Alberta**

**MLS # A2259364**



**\$64,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | West Lloydminster      |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,020 sq.ft.           | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 1                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | City Lot               |               |                   |

|                    |                         |                   |                           |
|--------------------|-------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | See Remarks             | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Other                   | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full, Unfinished        | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding | <b>Zoning:</b>    | Single-detached Residenti |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | See Remarks             |                   |                           |

**Inclusions:** n/a

1020 square foot bungalow and single detached garage, situated in a mature Alberta side neighbourhood. Good bones! Put in the work and increase the equity! Property to be sold "as is, where is".