



**GRASSROOTS**  
REALTY GROUP

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5218 49 Street  
Lloydminster, Alberta

MLS # A2267210



**\$229,000**

Division:	West Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,703 sq.ft.	Age:	1947 (79 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Sump Pump(s), Vinyl Windows		

**Inclusions:** None

Make your move! A charming two storey home in a lovely central Alberta location. Important updates include weeping tile, electrical, furnace and water tank. Kitchen remodel with included appliances and tile backsplash. Handy two piece bath on the main. Supersized living area and formal dining. Five piece bathroom with updates - soak your worries away in the claw foot tub. Massive bedrooms! The largest bedroom upstairs will be freshly painted in January 2026. The original hardwood flooring is ready for your refinishing touches - put in your own sweat equity here and return this home to its prime! There is plenty of parking as well as rear alley access for RV parking or toys, partially fenced yard. An immediate possession date is available. Welcome Home!