



GRASSROOTS
REALTY GROUP

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5412 50 Street
Lloydminster, Alberta

MLS # A2269002



\$249,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,369 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: NA

Step into a timeless classic bursting with charm and pride of ownership. This beautifully maintained 1948 character home welcomes you with a refreshed covered porch and a spacious, light-filled living area — perfect for relaxing or easily adaptable to include a home office. The main floor features a cozy bedroom, a functional kitchen, and a fully renovated modern 4-piece bathroom. A thoughtful rear addition creates a stunning dining space with views of the private backyard — perfect for entertaining or quiet dinners at home. Upstairs, you'll find two generously sized bedrooms with vaulted ceilings that pay tribute to the home's original character and craftsmanship. The fully developed basement offers a versatile rec room — perfect for lounging or hobbies — along with ample storage space. Outside, enjoy a lush lawn, mature trees, a newer fence and deck, and a freshly poured double driveway with dedicated RV power. This home was built to last, and the decades of care and maintenance are evident throughout. Now it's your turn to add your personal touch to this one-of-a-kind home — a true piece of history ready for its next chapter!