



**GRASSROOTS**  
REALTY GROUP

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**5402 50 Street**  
**Lloydminster, Alberta**

**MLS # A2271032**



**\$79,999**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	1948 (78 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Re		

<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>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Rebuild it or take it down and start over? You decide. This Alberta corner-lot property is looking for a new owner. Located in the West Lloydminster subdivision within walking distance of the downtown core. The services are currently disconnected and the house is uninhabitable at this time. The home will need extensive repair. Those interested in this property are responsible to do their own due diligence and assessment of the property. The property is being sold in as is where is condition, with no warranties given or implied, and all risk passing with possession.