



GRASSROOTS
REALTY GROUP

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**5603 50 Avenue
Lloydminster, Saskatchewan**

MLS # A2274417



\$114,369

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	709 sq.ft.	Age:	1924 (101 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	C5
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover cozy, comfortable living in this charming 709 sq ft 2-bedroom home, perfectly situated near an elementary school, parks, the Exhibition Grounds, and just moments from all amenities. Thoughtfully updated with tasteful renovations, this home features newer windows, siding, and flooring throughout, giving it a fresh and inviting feel. The bright kitchen comes equipped with stainless steel appliances, while the basement offers convenient laundry and additional storage space. Outside, you'll love the huge yard—ideal for kids, pets, gardening, or future development options. A garage is located on the property and provides great potential with some needed repairs. Alley access adds extra convenience for parking and yard use. Whether you're a first-time buyer, investor, or looking to downsize, this property offers incredible value in a great location. Don't miss out on this cozy, move-in-ready home!