



GRASSROOTS
REALTY GROUP

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**5317 49 Street
Lloydminster, Alberta**

MLS # A2275049



\$309,000

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,283 sq.ft.	Age:	1991 (35 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: na

Welcome home to this spacious 5-bedroom, 2-bath custom residence built in 1991 and thoughtfully designed for comfort and function. Featuring generous living spaces and timeless craftsmanship, this home sits on a private, beautifully treed yard—perfect for relaxing or entertaining. A rare double detached garage offers ample parking, storage, or workshop potential. A wonderful opportunity to own a well-maintained home with room to grow!