



**GRASSROOTS**  
REALTY GROUP

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5318 45 Street  
Lloydminster, Alberta

MLS # A2276660



**\$299,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Lawn, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Concrete, Hardwood, Vinyl Plank

**Roof:** Metal

**Basement:** Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** N/A

If you have been looking and waiting for an Alberta Side home that is nicely refreshed and ready for you to move in and enjoy, then this is the home you need to come and see. Perfect place to begin home ownership- recent improvements include upgraded electrical panel, new garage electrical with new electrical in garden shed in back yard. Upgraded plumbing in home, new plumbing fixtures and bathrooms refreshed, new flooring throughout most of the main floor, new paint on the main floor and new kitchen cabinets and vanity in the bathroom. This home is spacious with 1132 square feet above grade, three bedrooms on the main floor and a bedroom in the basement. lots of space to stretch your legs here- and at a price that is extremely affordable. Add to all this the detached garage measuring 14' by 24'... Just what you need to keep the frost off your vehicle, and a back alley for flexibility and access to the oversized backyard space (should you choose). This won't last long.