



GRASSROOTS
REALTY GROUP

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5537 50 Avenue
Lloydminster, Saskatchewan

MLS # A2278447



\$264,900

Division:	North Lloydminster		
Type:	Residential/House		
Style:	Bi-Level		
Size:	967 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	C5
Foundation:	Wood	Utilities:	-
Features:	Storage		

Inclusions: NA

This well-cared-for home in Lloydminster offers a practical layout, great outdoor space, and a location that makes day-to-day life easy. With four bedrooms and two bathrooms, including two bedrooms upstairs and two down, the floor plan works well for families, guests, or a home office setup. The main floor feels bright and welcoming, featuring comfortable living space and a kitchen designed for everyday use. Downstairs, you'll find additional living space that's perfect for relaxing, hobbies, or movie nights. Outside, the large backyard truly stands out. There's plenty of room for kids to play, pets to roam, or to create your own outdoor retreat with space for a patio, garden, or firepit area. Three sheds provide excellent storage for tools, equipment, and seasonal items, adding even more functionality to the yard. Pride of ownership is evident throughout, making this a home you can move into with confidence. Located in the northeast part of the city with easy highway access, this property is ideal for commuters or anyone who values quick connections while still enjoying a quiet residential setting. A solid home, a functional layout, and a great yard with ample storage — this is one worth taking a closer look at.