



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

5667 43 Street
Lloydminster, Alberta

MLS # A2279212



\$249,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	864 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Other		
Lot Size:	0.15 Acre		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	MDR
Foundation:	Other	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Opportunity awaits for those wishing to buy an investment or purchase their first family home.. this bi-level home has been utilized as a rental property, and is currently set up to have three rental suites in the home, with the main floor tenanted and two suites in the basement tenanted. The basement tenants have bachelor style suites with small kitchenettes and a common bathroom, while the main floor space has two bedrooms, bathroom/kitchen/dining and living room. The property is conveniently located close to a high school and HWY 16 for easy access. The property can be converted in to a single family dwelling is a new owner wishes… the property has a large lot and a double detached garage measuring 22’ wide and 24’ deep with back alley access. 24 hours’ notice required for all showings. Note: Property previously zoned R4 under the old zoning by law – new zoning designation named “Medium density Residential”.