



GRASSROOTS
REALTY GROUP

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5412 50 Street W
Lloydminster, Alberta

MLS # A2288491



\$239,900

Division:	West Lloydminster		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,305 sq.ft.	Age:	1948 (78 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

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

Inclusions: none

Step into this charming 1948 story-and-a-half character home! Boasting three cozy bedrooms and a full bathroom, this 1300 sq ft gem is ready to welcome you. You'll love the fresh updates, including new concrete poured in the backyard for a convenient parking pad, and brand new sidewalks leading to the classic stucco exterior. The home also features a newer roof, a beautifully updated kitchen perfect for culinary adventures, and a spacious dining area for entertaining. Plus, a finished basement adds even more living space! Don't miss your chance to own a piece of history with modern comforts .. iguide link https://youriguide.com/ng2do_5412_50_st_lloydminster_ab/