



**5404 50 Street  
Lloydminster, Alberta**

**MLS # A2295161**



**\$289,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	1951 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Sump Pump(s), Vinyl Windows		

**Inclusions:** N/A

This 1.5 storey home has the kind of character people still look for in a 1950s build with the added bonus of updates already done. With just over 1,200 square feet above grade, it offers a warm, comfortable feel along with a layout that gives you more flexibility than you might expect. The main floor features coved ceilings, a bright living room, 2 bedrooms, a full bathroom with tile tub surround and a functional kitchen. There is no shortage of storage here either with the nooks, drawers, cupboards and tucked-away spaces that older homes are known for. Upstairs, the story-and-a-half design creates a large bedroom space with cozy angles and built-in storage. It makes a great primary bedroom, kids' space or even a quiet work-from-home setup depending on what you need. The basement adds even more usable living space with a full bathroom, family room area and an additional prep space that opens the door for a variety of uses. Whether you need room for extended family, guests, hobbies or just extra everyday living space, there are options here. Some vinyl windows, updated shingles in recent years, new hot water tank, 100 amp electrical and a large backyard with back lane access round out the package. If you appreciate the charm of an older home but still want practical updates and flexible space, this one is worth a look.