



**5014 55 Street**  
**Lloydminster, Alberta**

**MLS # A2298622**



**\$144,567**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	550 sq.ft.	<b>Age:</b>	1947 (79 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	LDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** NA

Why rent when you can own for less? Welcome to this warm and inviting home, tucked away on a beautiful tree lined street where pride of ownership is clear the moment you arrive. Whether you're stepping into the market for the first time or looking for a smart investment, this property checks all the right boxes. The main floor offers a comfortable and functional layout with a bright living room, a cozy bedroom, a 4-piece bathroom, and an eat-in kitchen that feels just right for everyday living. It's simple, practical, and move-in ready. Downstairs, you'll find a partially finished basement featuring a full-sized bedroom, family room, laundry area, and plenty of storage. There's still room to add your own finishing touches—create more living space, a home office, or an extra hangout area to suit your lifestyle. Key upgrades like a newer furnace, hot water tank, and windows add peace of mind and improved efficiency. Step outside and you'll love the spacious backyard perfect for relaxing, entertaining, or letting the kids and pets run free. The detached garage adds extra convenience and value. This is an excellent first home and a smart alternative to renting, giving you the chance to build equity instead of paying someone else's mortgage. Move in ready with quick possession available.