



**8, 5219 57 Street  
Lloydminster, Alberta**

**MLS # A2302486**



**\$139,000**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	571 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Few Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 225
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	MDR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

Bright, updated, and move in ready. This end unit condo offers extra space, extra light, and extra value. With 2 bedrooms and 2 bathrooms, this home is an excellent option for first time buyers looking to get into the market or investors seeking a strong rental opportunity. The end unit location provides added square footage along with more privacy and additional windows that fill the home with natural light throughout the day. Recent updates include stylish flooring, paint and refreshed countertops, giving the space a clean and modern feel. The functional layout offers comfortable living, while the spacious deck is perfect for morning coffee, relaxing evenings, or enjoying some fresh air. Whether you're looking for an affordable place to call home or a smart addition to your investment portfolio, this condo checks all the right boxes. Opportunity, comfort, and value all in one package.