



GRASSROOTS
REALTY GROUP

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

**5724 47 Street
Lloydminster, Alberta**

MLS # A2154553



\$327,980

Division:	West Lloydminster		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,092 sq.ft.	Age:	1964 (61 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Front Drive, Insulated, Oversized, Re		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Private, Rectangular Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas
Floors:	Concrete, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Separate Entrance, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: None

REVENUE OPPORTUNITY! This home features a completely separate access non-regulation basement suite where a new owner could generate income from two units, subsidize their mortgage payment (live upstairs and rent downstairs), have room for extended or a large family, or perhaps even look into a work-from-home business opportunity! This innocent enough-looking central Lloydminster home is well maintained and filled with impressive and quality improvements that must be seen for yourself to be appreciated when considering your new space! A fully fenced and landscaped space with off-street front parking as well as rear alley access to multiple stalls and a substantial 24x24 insulated garage with 9-foot ceilings and workbench is sure to draw you in. Inside you will find updated windows and major mechanical, quality tile and laminate flooring, new trim, doors, lighting, quality bathroom updates, and bright white modern kitchens with full appliance packages included, both upstairs and down. On the main, you find 3 beds, 1.5 baths, and a functional and spacious living/dining and kitchen with an island, decent storage options, a sizable separate back entry, and main floor laundry. In heading to the basement, an open concept and welcoming space with a compact but all-inclusive kitchen, full bath, a den, 1 sizable bedroom, and private secondary laundry. This home is close to all conveniences, shopping centers, schools, parks, and the outdoor pool, located in a lovely mature neighborhood and seeking new owners. Fresh paint, professionally cleaned and now offering an immediate possession date! Make your move!