



**GRASSROOTS**  
REALTY GROUP

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

**5315 50 Avenue  
Lloydminster, Saskatchewan**

**MLS # A2208582**



**\$252,500**

<b>Division:</b>	North Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	C1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** None

IMMEDIATE POSSESSION NOW AVAILABLE! Make your move to this 2006 Bi-level with separate basement access and C1 zoning! Operate your business from home with a separated space in the basement or take advantage of the opportunity for additional revenue from shared living. You will find an open concept main floor with nice sized bedrooms throughout. The home has been painted in the past few years, new trim and vinyl plank flooring throughout, smoke detectors have all been upgraded to CO2 combo units. All of the appliances are included for both of the kitchens as well as the washer and dryer. A supersized gravel parking pad has been completed in the back to provide for ample off-street parking, the yard is fully fenced and there is a storage shed included. Welcome Home!